

UNIT 2 HORIZON PARK

MONA CLOSE | SWANSEA ENTERPRISE PARK | SA6 8RG

**HUNT &
THORNE**
CHARTERED SURVEYORS



**INDUSTRIAL UNIT
TO LET**

- TRADE COUNTER / WAREHOUSE PREMISES.
- PROMINENT TRADE LOCATION
- CLOSE TO J44 & 45 M4.
- 183.76 SQ M (1,978 SQ FT)
- ASKING RENT - £16,813PAX

LOCATION

The property is situated in a prominent trading position within Horizon Park development. The park is situated just off Valley Way, the main thoroughfare through Swansea Enterprise Park. Good access links are provided to J44 & J45 of the M4 Motorway.

Prominent occupiers in the immediate vicinity include Days Fiat, Sinclair Land Rover / Jaguar, Dobbies Garden Centre and Gravells Kia with Swansea Fasteners on site.



DESCRIPTION

A terraced light industrial building, which is of steel portal frame construction, with part breeze block and facing brick elevation, with remaining alloy sheeting walls and roof.

- GOOD ON SITE CAR PARKING AND LOADING AREA
- MIN EAVES 4.41M
- 60 AMP PER PHASE 3 PHASE SUPPLY

ACCOMMODATION

Total:	183.76 SQ M	1,978 SQ FT
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RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office, that the property has a rateable value of £9,500.

UBR for Wales 2024/25 is 0.562p in the £.

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1, Castle Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9EQ

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.

LEASE TERMS

The property is available on new lease terms.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

A service charge will be payable in relation to the joint shared maintenance of the external park of the estate. The landlord will continue to insure the building and recover the premium cost from the tenant.

Service Charge 2025 - £1,729.29pax

Current Building Insurance Premium - £486.10pax

ASKING RENT

£16,813pax

EPC

To be Provided.

VAT

All prices are quoted exclusive of VAT. Our client reserves the right to charge VAT on all payments.

LEGAL COSTS

Each party to pay their own legal costs on this transaction.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact sole letting agents Hunt & Thorne Chartered Surveyors.

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