

24 TAWE BUSINESS VILLAGE

PHOENIX WAY | SWANSEA | SA7 9LA

**HUNT &
THORNE**
CHARTERED SURVEYORS



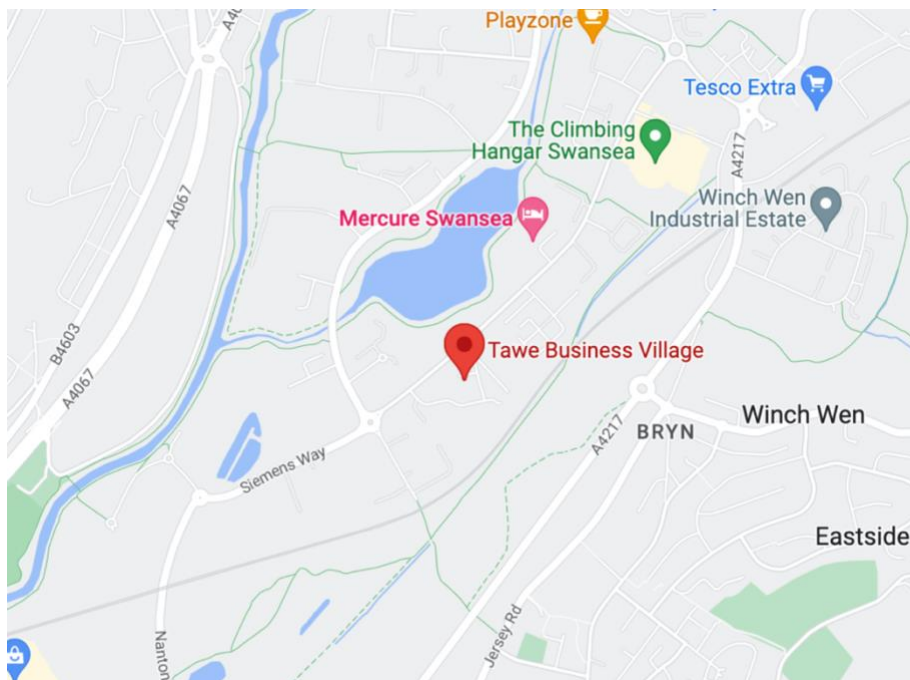
**OFFICE SPACE
TO LET**

- FLEXIBLE OFFICE SPACE; SELF-CONTAINED ACCOMMODATION
- ESTABLISHED COMMERCIAL LOCATION, CLOSE TO CITY CENTRE AND M4
- RECENTLY REFURBISHED
- 5 DEDICATED PARKING SPACES
- 1,155 SQ FT (107 SQ M)
- NEW LEASE AVAILABLE; ASKING RENT - £13,000 PAX

LOCATION

The property is located on the established Tawe Business Village, off Phoenix Way, within the southern part of the Swansea Enterprise Park. Junction 44 and 45 of the M4 motorway are within 2 miles of the site.

Prominent occupiers within the immediate area include The Land Registry, Morgan La Roche Solicitors, Bassetts Citroen and Dobbies Garden Centre.



DESCRIPTION

A self-contained office suite forming part of a terraced building, part of an office development, with elevation of breeze block and facing brick, with concrete tiled roof. The property is also part of the campus's office development.

Forecourt car parking is provided to the front of the property. The accommodation provides 5 allocated car parking spaces.

ACCOMMODATION

First Floor:	56.69 SQ M	610 SQ FT
Ground Floor:	50.63 SQ M	545 SQ FT
Total:	107.32 SQ M	1,155 SQ FT

RATEABLE VALUE

To Be Re-assessed

UBR for Wales 2024/25 is 56.2p 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 & BUILDING INSURANCE PREMIUM

The tenant to contribute to the maintenance of the external part of the estate via a service charge payment. The landlord to continue to insure and recover the premium cost from the tenant.

RENT

£13,000 pax

EPC

Band: D

CR: 0493-0835-3530-7600-6403

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.

MATTHEW SIMS

matthew@huntandthorne.com

07825372503

FEBRUARY 2025

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