

SANDRINGHAM PARK

SWANSEA VALE | SWANSEA | SA7 0ET

**HUNT &
THORNE**

CHARTERED SURVEYORS

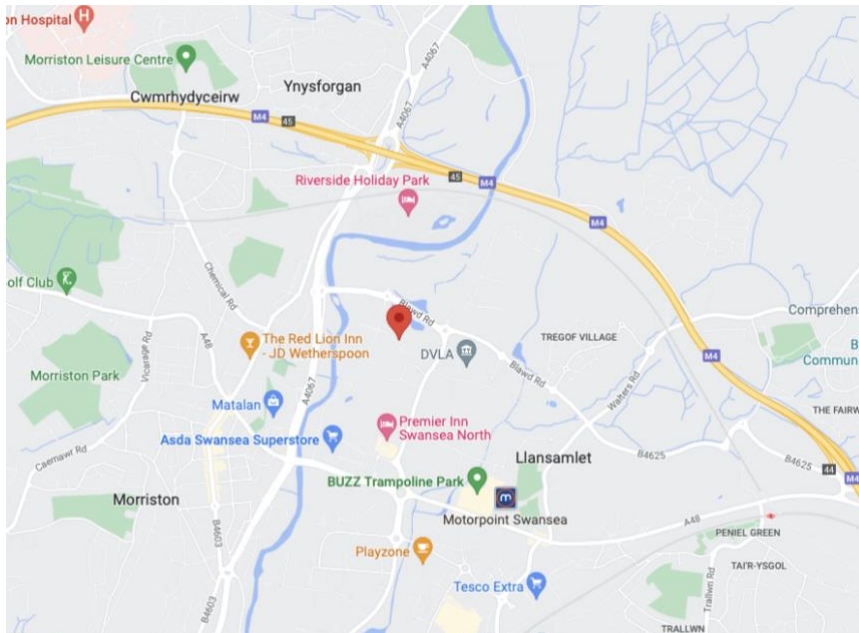


OFFICE SPACE
TO LET

- MODERN OFFICE ACCOMODATION
- 152 ON SITE CAR PARKING SPACES
- CLOSE TO J44 & J45 M4
- FROM 5,000 SQ FT TO 30,000 SQ FT
- FROM £10PSF

LOCATION

The property is located in the heart of Swansea Vale, which is north of the Swansea Enterprise Park, within two miles of J44 and J45 M4. Prominent occupiers in the immediate vicinity include DVLA, National Grid, Menzies Distribution, DJM Solicitors, Booker Cash & Carry and Storage Giant.



DESCRIPTION

A detached ground floor and part first floor office building. The property is located on a self-contained site with excellent car parking. A refurbishment program is available for the office accommodation and consideration will be given to split the accommodation.

ACCOMMODATION

FROM	464.52 SQ M	5,000 SQ FT
TO	2,787.09 SQ M	30,000 SQ FT

RATEABLE VALUE

We have been informed via an online enquiry on the Valuation Office web site, that the property has a rateable value of £TBA.

UBR for Wales 2024/25 is 56.2p in £

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 any warranty 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 a new lease, terms open to negotiations.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

The tenant to pay a service charge if the building or car parking area is split. The landlord to continue to insure and recover the premium cost from the tenant.

ASKING RENT

From £10PSF

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.

JASON THORNE

jason@huntandthorne.com
07387 188482

MATTHEW SIMS

matthew@huntandthorne.com
07825 372503

February 2025



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.