

# UNIT 11 TOWER COURT

ST. DAVIDS ROAD | SWANSEA ENTERPRISE PARK | SA6 8RU

**HUNT &  
THORNE**  
CHARTERED SURVEYORS



**OFFICE/TRADE COUNTER (STANC)**

**TO LET**

- QUALITY OFFICE BUILDING
- 12 ON-SITE CAR PARKING SPACES
- CLOSE TO J44 & J45 OF THE M4
- 557.42 SQ M (6,000 SQ FT)
- OFFERS IN THE REGION OF £48,000PAX

## LOCATION

The property is located on the established Tower Court, which is a mixed home improvement, leisure and distribution destination, accessed off St Davids Road, within the heart of the Enterprise Park. J44/45 of the M4 motorway are in close proximity.

Prominent occupiers in the immediate area include Starbucks, Smyths Toys, JD Gyms, Hutchings Hyundai, Lincweld, Auto Windscreen, Swansea Parts Plus, TPS Swansea and LBS.



## DESCRIPTION

A feature hexagon headquarter office building, set on two storeys, with a feature conservatory entrance. The building has it's own dedicated car parking area. The building is set to open plan on the ground floor, with cellular offices to the first floor, accessed via a feature staircase beneath an atrium.

## ACCOMMODATION

<b>GROUND FLOOR:</b>	286.52 SQ M	3,085 SQ FT
<b>FIRST FLOOR:</b>	270.81 SQ M	2,915 SQ FT
<b>TOTAL:</b>	557.42 SQ M	6,000 SQ FT

## RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office, that the property has a rateable value of £23,500.

UBR for Wales 2025/26 is 56.8p in the £

Interested parties are asked to verify this information, by directly contacting the local rating authority.

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 flexible lease terms.

## SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

The tenant to pay a service charge towards the upkeep of the external common areas of the Tower Court estate. The landlord to continue to insure and recover the premium cost from the tenant.

## RENT

Offers in the region of £48,000pax

## EPC

Rating – D

[0282-5744-0284-5583-8704](tel:0282-5744-0284-5583-8704)

## VAT

All prices are quoted exclusive of VAT. VAT will be payable 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

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07825 372503

### JASON THORNE

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07387 188482

MARCH 2025

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**01792 776600**

[huntandthorne.com](http://huntandthorne.com)



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