

UNIT 12 GILSEA PARK

MONA CLOSE | ENTERPRISE PARK, SWANSEA | SA6 8RJ

HUNT &
THORNE
CHARTERED SURVEYORS



INDUSTRIAL/TRADE COUNTER
TO LET

- TRADE COUNTER PREMISES
- EXTENSIVE FIRST FLOOR OFFICES (CAN BE REMOVED)
- CLOSE TO J44 & J45 OF THE M4
- 243.96 SQ M (2,626 SQ FT)
- ASKING RENT £21,100PAX

LOCATION

The property is located on Gilsea Park, which is to the south of the Enterprise Park, accessed off Mona Close, which links to the main circulation road of Valley Way. Swansea City Centre is located 4 miles to the south, with J44 & 45 of the M4 motorway, being located 2 miles to the north.

Prominent occupiers in the immediate vicinity include CEM Days Fiat, Dobbies Garden Centre, Wolseley Plumb & Parts and JCP Solicitors.



DESCRIPTION

A terrace steel portal frame building, with brick / breeze block to the lower part of the walls and alloy cladding to the upper part and roof. The property has been extensively fitted out by the previous occupier, with the provision of ground and first floor offices. These can be removed and the property returned to an open plan unit.

ACCOMMODATION

GROUND FLOOR:	182 SQ M	1,959 SQ FT
FIRST FLOOR:	61.97 SQ M	667 SQ FT
TOTAL:	243.97 SQ M	2,626 SQ FT

RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office, that the property has a rateable value of £9,200.

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

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LEASE TERMS

The property is available on new flexible lease terms.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

The tenant to pay the service charge for the joint shared maintenance of the external common areas of the Gilsea Park estate. The landlord to continue to insure and recover the premium cost from the tenant.

ASKING RENT

£21,100pax

EPC

To be provided.

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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JASON THORNE

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MARCH 2025

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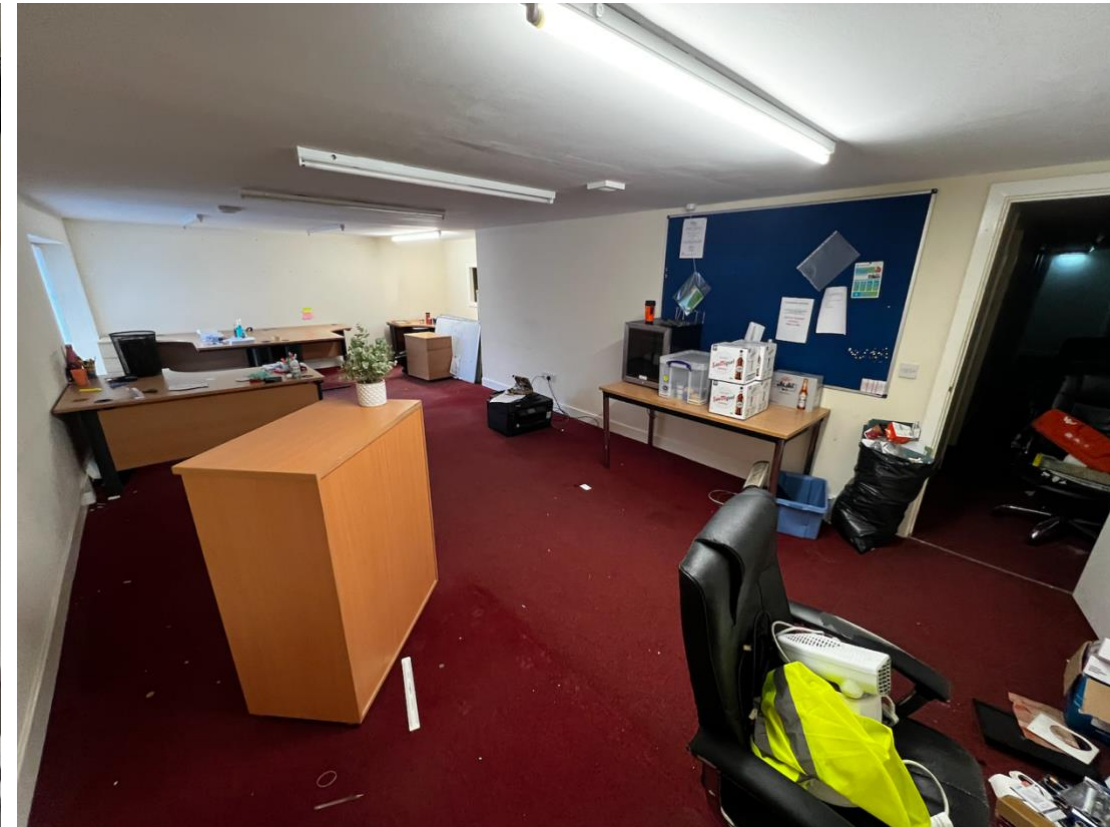
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