



First Floor, Unit 9
Tawe Business Village
Enterprise Park
Swansea
SA7 9LA

OFFICE

TO LET
£6,600 pa

- FIRST FLOOR OFFICE SPACE
- ESTABLISHED COMMERCIAL LOCATION
- CLOSE TO CITY CENTRE AND M4
- 2 DEDICATED PARKING SPACES
- 610 SQ FT (56.69 SQ M)
- SELF-CONTAINED ACCOMMODATION



LOCATION

The property is located on the established Tawe Business Village, with direct access off Phoenix Way, on the southern part of Swansea Enterprise Park.

Junctions 44 & 45 of the M4 motorway are located approximately 2 miles North and the City Centre is accessibly via the Southern link road.

DESCRIPTION

A self-contained, two storey, office building with facing brick elevations under a concrete tile roof.

- Electric Heating
- Perimeter Trunking
- Carpeted Floors
- WC Facilities
- Suspended Ceiling with Recessed Fluorescent Lighting
- Intruder Alarm
- Excellent Transport Links to M4 Motorway
- 2 Car Parking Spaces

ACCOMMODATION

	Sq M	Sq Ft
First Floor	56.69	610
Total	56.69	610

EPC

Full copy available on request

TERMS

Available on new lease terms, to be agreed

RENT

£6,600 per annum

RATEABLE VALUE

FF £5,600
UBR 2020/21 is 53.3p in the £

SERVICE CHARGE

A service charge will be payable to the management company for the shared maintenance of the external common parts of the Estate.

BUILDING INSURANCE

TBC

LEGAL COSTS

Each Party responsible for their own costs

VIEWING

For further information or to arrange a viewing, please contact the sole agents:

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