HUNT& THORNE
CHARTERED SURVEYORS

01792 776600
huntandthorne.com

First Floor
Suite B, Maple House
Tawe Business Village
Enterprise Park
Swansea
SA7 9LA

OFFICE

TO LET

£12,888 pax

- ESTABLISHED BUSINESS PARK LOCATION
- 6 CAR PARKING SPACES
- OFFICE ACCOMMODATION
- 1,074 SQ FT (99 SQ M)
- AVAILABLE ON FLEXIBLE LEASE TERMS

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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.

J44 & 45 of M4 Motorway are c 2 miles to the north, whilst Swansea City Centre is c 3 miles to the south.

DESCRIPTION
Forming part of a two-storey detached office building developed in the 1990s, with the following specification

- Carpet floors
- Perimeter Trunking
- Electric heating
- Suspended ceiling w/Cat II lighting
- Kitchen
- 6 car parking spaces
- Male & female WC facilities

ACCOMMODATION

	Sq M	Sq Ft
First Floor	99.8	1,074
Total	**99.8**	**1,074**

SERVICES
We understand that all mains services available

TERMS
New flexible internal repairing lease, with contribution to building maintenance and insurance.

RENT
£12,888 per annum

RATEABLE VALUE
£9,900
UBR for Wales 2020/21 is 53.5p in the £

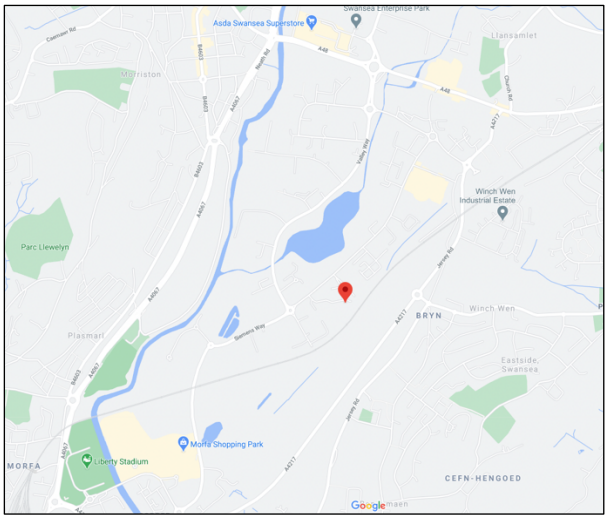
PLANNING
Established office use. Planning enquiries direct to local authority.

SERVICE CHARGE
TBC

BUILDING INSURANCE
TBC

LEGAL COSTS
Each Party responsible for their own costs

EPC
Available on request



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

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