

**FORMER EPS PREMISES
BALDWINS CRESCENT
JERSEY MARINE
SWANSEA
SA1 8PT**

**INDUSTRIAL/
WAREHOUSE/
YARD AREA**

**TO LET
£45,000PA**



- SELF-CONTAINED FENCED SITE OF 1.49 ACRES
- 8,109 SQ FT DETACHED WAREHOUSE WITH OFFICE ACCOMMODATION.
- CLOSE TO J42 M4 MOTORWAY
- DOUBLE ROLLER DOOR ACCESS
- MINIMUM EAVES HEIGHT OF 4.76M
- NEW FRI LEASE AVAILABLE

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite 3, First Floor Copper Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9FG

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LOCATION

The property is located in Jersey Marine and accessed off Fabian Way (A483), the main dual carriageway linking J42 of the M4 to Swansea City Centre. Prominent neighbouring occupiers include Gower Chemicals, Blazers Caravans, Trojan Electronics, Swansea University Campus and Unit Superheaters.

DESCRIPTION

The property comprises a self-contained fenced site of 1.49 acres. The site comprises of a detached warehouse of 8,109 sq ft together with a gravel-surfaced yard area and car parking. The building is of steel portal frame construction overlaid with metal sheet.

- Min eaves height 4.76m
- Double roller door access
- High office content

ACCOMMODATION

	Sq M	Sq Ft
Warehouse	753	8,109
Total	753	8,109

TERMS

Available on new FRI lease on terms to be agreed.

RENT

£45,000 pax

RATEABLE VALUE

To be confirmed

For business rating information visit the Valuation Office Agency at www.voa.gov.uk

SERVICE CHARGE

Not applicable

EPC

To be provided

VAT

All prices, premiums and rents are quoted exclusive of VAT.

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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