A BLOCK, BAY STUDIOS BUSINESS PARK

FABIAN WAY | SWANSEA | SA1 8QB

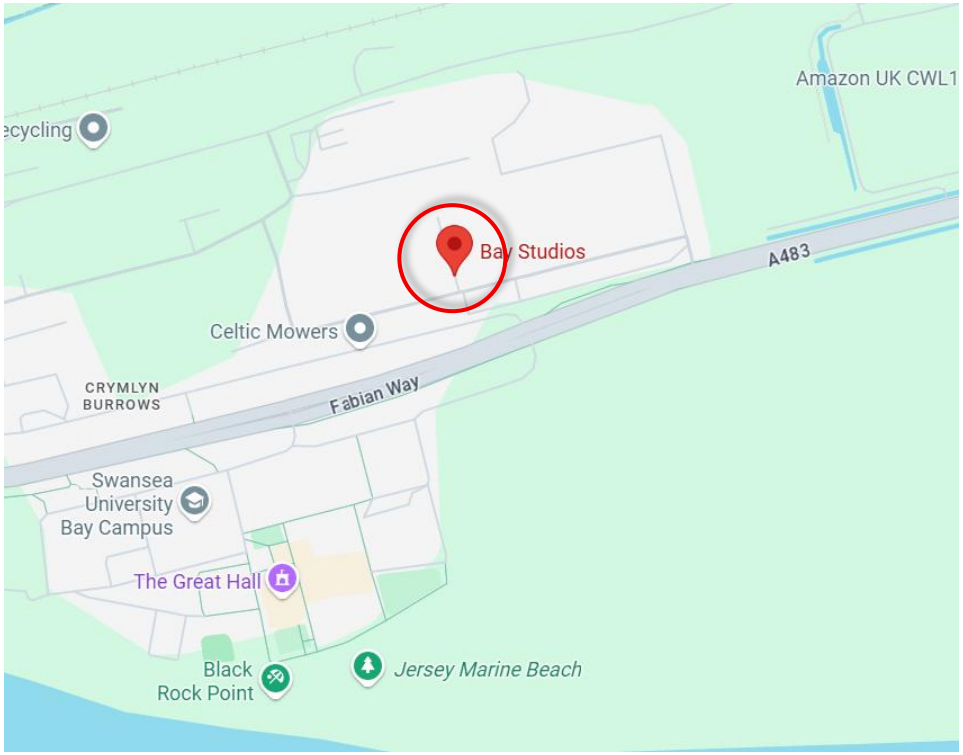
HUNT& THORNE
CHARTERED SURVEYORS

OFFICES TO LET

- OFFICE ACCOMMODATION TO BE REFURBISHED TO A CAT A STANDARD
- EXTENSIVE CAR PARKING
- CLOSE TO J42 OF M4 MOTORWAY
- 1,657.40 sq m (17,840 sq ft)
- ASKING RENT: £8.50 psf

LOCATION

Bay Studio Business Park is located within 1 mile of J42 M4, accessed via the A483 Fabian Way and also from Ffordd Amazon, to the rear of the development. Prominent occupiers in the immediate vicinity include Cyden, Swansea University, Amazon, The Towers Hotel & Spa, Bay Studios Field Hospital and Ipulse.



DESCRIPTION

The office building forms part of A Block, located at the main entrance of the development and includes the prominent rotunda building. The office accommodation is set on three levels. The property will be refurbished to a high standard by the landlord.

Externally exists an extensive car parking area, which is able to provide one of the highest ratios of car parking allocation in the area. The building could therefore be suitable for conference centre or training facility, where extensive car parking allocations are needed.

Features:

- 1,657.40 sq m (17,840 sq ft)
- Feature rotunda which could create an impressive reception.
- New refurbished accommodation.
- Ability for the occupier to be involved in planning fit out.
- Extensive car parking area.
- Close to J42 M4.

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ACCOMMODATION

	Sq M	Sq Ft
Ground Floor	1,607.57	17,303
First Floor	489.06	5,264
Total	**2,096.63**	**22,567**

RATEABLE VALUE
To be assessed on completion of refurbishment.
UBR for Wales 2025/26 is 56.8p in the £.

TERMS
New lease on terms to be agreed

RENT
£8.50 psf

SERVICE CHARGE/INSURANCE
The tenant is to pay a service charge to the landlord in relation to the joint shared maintenance and up-keep of the common areas and external areas of the property and grounds, including car parking areas. A proportional amount of building insurance will be payable to the landlord in relation to the space occupied. Details available upon request.

LEGAL COSTS
Each Party responsible for their own costs

EPC
Available on request

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

JASON THORNE jason@huntandthorne.com
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April 2021

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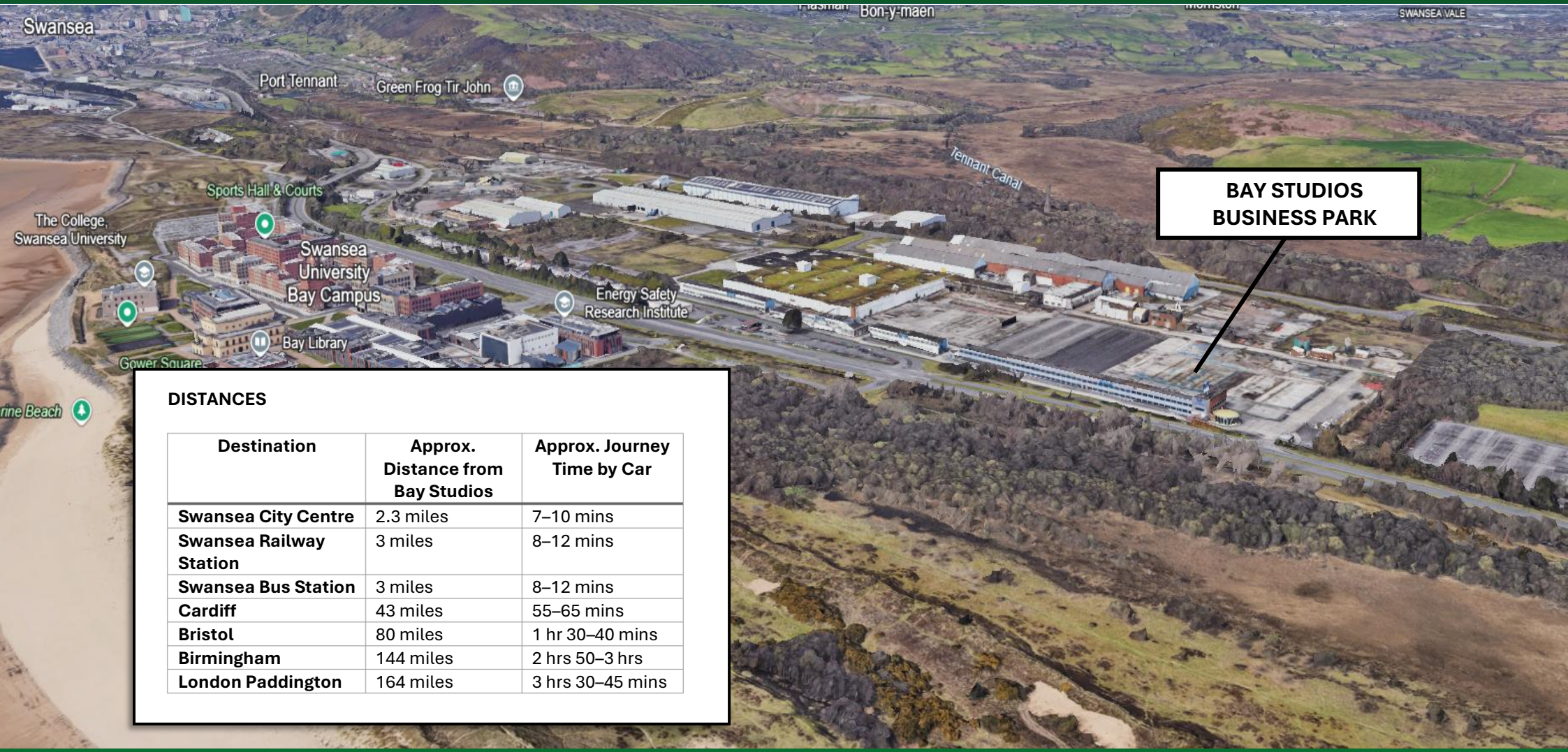

DISTANCES

Destination	Approx. Distance from Bay Studios	Approx. Journey Time by Car
Swansea City Centre	2.3 miles	7–10 mins
Swansea Railway Station	3 miles	8–12 mins
Swansea Bus Station	3 miles	8–12 mins
Cardiff	43 miles	55–65 mins
Bristol	80 miles	1 hr 30–40 mins
Birmingham	144 miles	2 hrs 50–3 hrs
London Paddington	164 miles	3 hrs 30–45 mins

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

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