HUNT& THORNE
CHARTERED SURVEYORS

01792 776600
huntandthorne.com

UNIT 3
TOWER COURT
ST DAVID'S ROAD
ENTERPRISE PARK
SWANSEA
SA6 8RU

TRADE COUNTER/ WAREHOUSE/ COMMERCIAL

TO LET
£23,000PA

- FLEXIBLE ACCOMMODATION TO SUIT RANGE OF OCCUPIERS, INCLUDING TRADE COUNTER/RETAIL/LIGHT INDUSTRIAL
- PROMINENT & ESTABLISHED LOCATION
- GOOD ON SITE CAR PARKING
- 297 SQ M (3,200 SQ FT)
- CLOSE TO J 44 & J45 OF M4 MOTORWAY

AGENCY - PROPERTY MANAGEMNENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISTITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite 3, First Floor Copper Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9FG
1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.

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LOCATION
The property is located on the established Tower Court, accessed off St David's Road, within the heart of the Enterprise Park. J44/45 of the M4 Motorway is in close proximity.

Prominent occupiers within the area include Hyundai Car Dealership, Starbucks, Smyths Toys and Simply Gym.

DESCRIPTION
The development is made up of three blocks comprising a total of 18 units. The premises are steel frame construction clad with alloy cladding, feature brick elevations and glass frontage. Car parking is provided to the front of each unit, together with two central overspill parking areas.

- Min eaves 4.7m
- Front show rooms
- Roller shutter access
- Trade counter

ACCOMMODATION

	Sq M	Sq Ft
Ground Floor	297	3,200
Total	**297**	**3,200**

TERMS
Available on new FRI lease on terms to be agreed.

RENT
£23,000 pax

RATEABLE VALUE
£17,500
For business rating information visit the Valuation Office Agency at www.voa.gov.uk

SERVICE CHARGE
A Service Charge will be levied in relation to the maintenance of the common areas of the Estate. The Landlord will also recover the Building Insurance premium from the Tenant.

EPC
TBC

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:

JASON THORNE
jason@huntandthorne.com
07387 188482

WILL HUNT
will@huntandthorne.com
07557 090164

June 2021

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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