



**UNIT 25
CLARION COURT
CLARION CLOSE
ENTERPRISE PARK
SWANSEA
SA6 8RF**

INDUSTRIAL

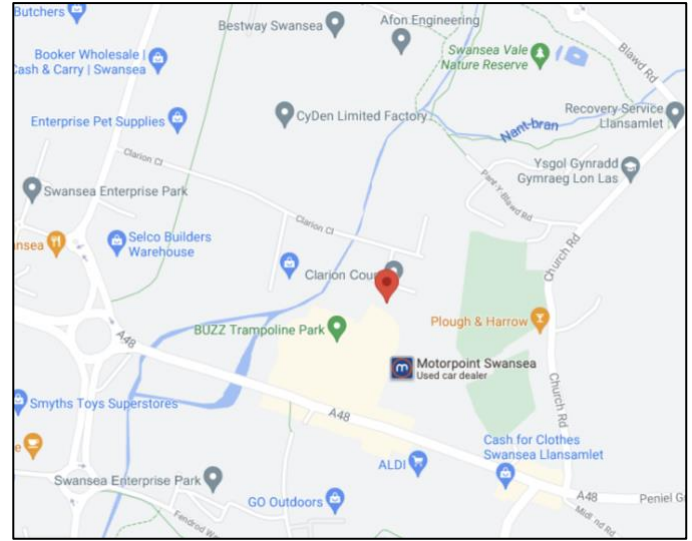
**TO LET
£1,130 PCM**

- FLEXIBLE WAREHOUSE/STORAGE ACCOMMODATION
- ESTABLISHED TRADE COUNDER/COMMERCIAL LOCATION
- CLOSE TO J44 & 45 OF THE M4 MOTORWAY
- 1,594 SQ FT (148 SQ M)
- AVAILABLE ON FLEXIBLE LEASE TERMS

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

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.



LOCATION

Located at the end of Clarion Close, which is a cul-de-sac off Upper Fforest Way, one of the main arterial routes into the Enterprise Park, Swansea. J45 of the M4 motorway is only 1.5 miles from the property.

Prominent occupiers in the immediate vicinity include Bookers, Asda, Burger King, Selco and Storage Giant.

DESCRIPTION

An established trade counter location, which also includes various manufactures. The court comprises of three terrace elevations surrounding a central courtyard, providing car parking and loading area. The buildings are of standard steel portal frame construction, with walls of part brick / breeze block and alloy cladding.

ACCOMMODATION

	Sq M	Sq Ft
Ground Floor	148.09	1,594
Total	148.09	1,594

TERMS

Available on new lease terms, to be agreed.

RENT

£1,130 per calendar month exclusive

RATEABLE VALUE

£5,400
 UBR for Wales 2022/23 is 0.535p in the £.
 Interested parties to verify the information provided

PLANNING

Direct enquiries to Local Authority

SERVICE CHARGE & INSURANCE

The tenant to contribute to the maintenance of the external common areas of the Clarion Court estate via a central service charge. Current amount payable is £1,562.12 pax. The landlord to continue to insurer and recover the premium cost from the tenant. Current cost is £280.69 pax.

LEGAL COSTS

Each Party responsible for their own costs

EPC
 TBC

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

August 2022