



**GROUND FLOOR OFFICES  
BRUNEL HOUSE  
995 GORSEINON ROAD  
PENLLERGAER  
SWANSEA  
SA4 9RU**

**OFFICES**

**TO LET  
£10.00 PSF**

- OFFICE ACCOMMODATION
- SMALL FLEXIBLE BUSINESS SPACE
- FROM 126 TO 727 SQ FT
- PRIME ROAD LOCATION
- GOOD FORECOURT CAR PARKING
- CLOSE TO J47 M4

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



## LOCATION

The property is set back from the A484 Gorseinon Road, which leads directly to J47 of the M4 motorway, approx. one mile in distance. Prominent occupiers in the immediate vicinity include 3M's, Arthur Llewelyn Jenkins, M&P Cycles, Lidl and Sinclair Skoda Dealership.

## DESCRIPTION

The office building forms part of a detached office / industrial development. The vacant accommodation is located within a single storey flat roofed configuration, to the front of the site. The office suite has the benefit of two entrances and therefore capable of being split into two suites. Forecourt car parking is provided.

Accommodation:

See availability schedule

## TERMS

Available on new lease terms, to be agreed.

## RENT

See availability schedule

## VAT

All prices quoted are exclusive of vat. Our client reserves the right to charge vat on all payments.

## LEGAL COSTS

Each party responsible for their own costs

## EPC

To be provided.

## RATEABLE VALUE

We have been informed via an enquiry on the valuation office web site, that the property has been assessed as follows:

See availability schedule

## SERVICE CHARGE AND BUILDING INSURANCE

The tenant will contribute to the maintenance of the external communal areas of the site via a service charge payment. The landlord to continue to insure and recover the proportional premium costs from the tenant.

## 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

December 2022

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**Brunel House**

**Schedule of accommodation.**

<b>Suite</b>	<b>Size sq ft</b>	<b>Rent PCM</b>	<b>SC PCM</b>	<b>BI PCM</b>	<b>Rates PCM</b>	<b>Postion</b>
1	481					Let
2	126	£126.00	£19.64	£7.88	£16.07	Available
3	95	£95.00	£14.80	£5.94	£12.11	Let
4	97	£97.00	£15.12	£6.06	£12.37	Let
5	241	£201.00	£37.57	£15.03	£30.75	Available
6	727	£606.00	£113.29	£45.44	£92.70	Available
7	229	£191.00	£35.69	£14.32	£29.20	Available
8	90	£90.00	£14.03	£5.63	£11.48	Available
9	106	£106.00	£16.52	£6.63	£13.52	Available

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