

# SUITE 6, FIRST FLOOR, SEASWAN HOUSE

PHOENIX WAY | ENTERPRISE PARK | SWANSEA | SA7 9EQ

**HUNT &  
THORNE**

CHARTERED SURVEYORS



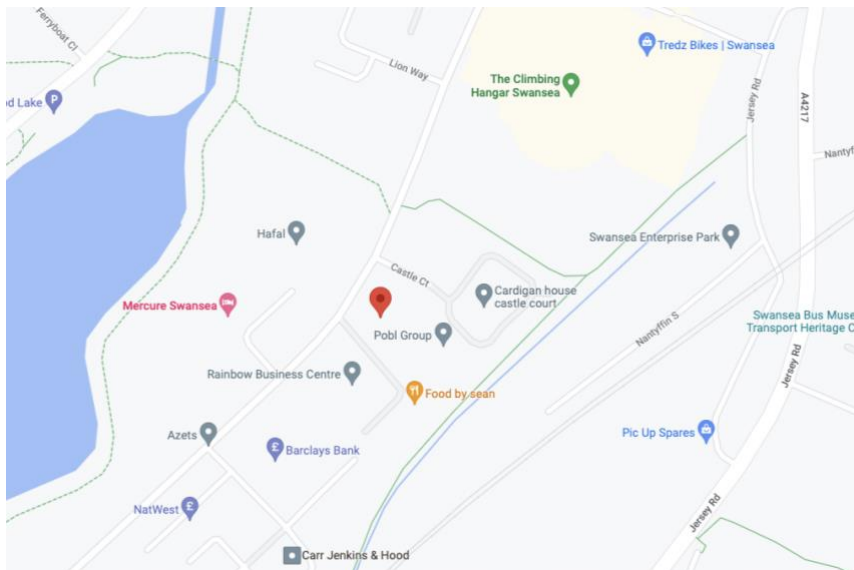
**REFURBISHED OFFICE**  
**TO LET**

- 2022 MODERN REFURBISHMENT
- EST BUSINESS LOCATION CLOSE TO JCT 44 & 45 M4
- GOOD ON-SITE CAR PARKING
- 95 SQ M (1,019 SQ FT)
- RENT £850 PER CALENDAR MONTH

## LOCATION

Seaswan House is located in the heart of the Swansea Enterprise Park, within the main office sector on Phoenix Way. Prominent occupiers in the immediate vicinity include Lloyds Bank, Virgin Holidays, Pobl, Bevan & Buckland Accountants, Johnson Controls, Nat West Bank and Lakeside Vets.

The site benefits from being only 2 miles south of J44 and 45 of the M4 and and three miles north of Swansea City Centre.



## DESCRIPTION

The development comprises of four buildings which include Pobl House, Conwy House and Cardigan House. Seaswan House comprises of two semi detached buildings, which are steel frame with facing brick elevations, under a concrete tiled roof.

Car parking and landscape grounds surround the property. Block A is highly prominent, fronting Phoenix Way, which is being refurbished at the present time, with larger suites available in Block B.

## ACCOMMODATION

Suite 6, First Floor	94.68 sq m	1,019 sq ft
<b>Total</b>	<b>94.68 sq m</b>	<b>1,019 sq ft</b>

## RATEABLE VALUE

To be assessed following completion of refurbishment works  
UBR for Wales 2022/23 is 53.5p in the £

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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## LEASE TERMS

The property is available on a new lease on terms to be agreed.

## RENT

£850 per calendar month (plus VAT)

## SERVICE CHARGE & BUILDING INSURANCE

The tenant to contribute to the maintenance of the internal communal areas of the internal part of the property, the external part of the premises and the external communal areas of the estate, via a service charge. This is currently £340 per month. BI to be confirmed.

## EPC

To be provided

## VAT

VAT is payable in addition on all payments

## FURTHER INFORMATION

For further information or to arrange a viewing, please contact Hunt & Thorne Chartered Surveyors.

## JASON THORNE

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## WILL HUNT

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July 2022

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