



Suite 5, The Hub
Copper Court
New Mill Court
Phoenix Way
Enterprise Park
Swansea
SA7 9FG

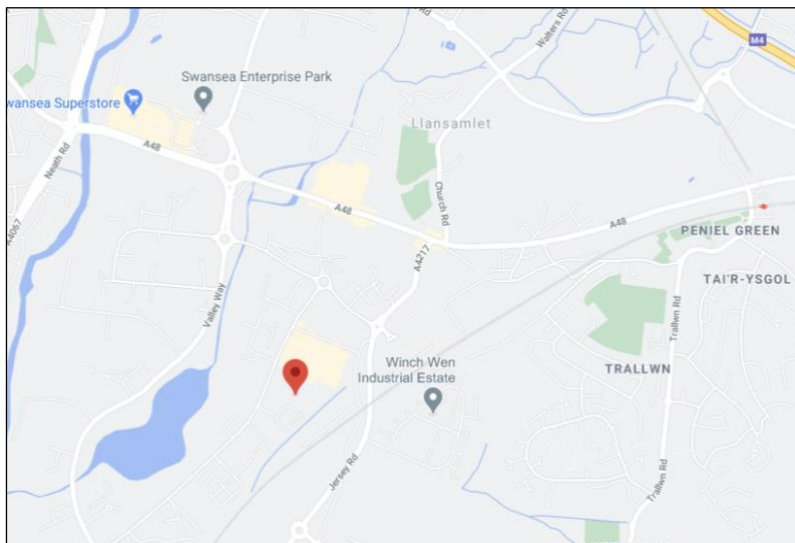
OFFICE/BUSINESS
SPACE
TO LET
ALL-INCLUSIVE
RENTS

- FLEXIBLE FIRST FLOOR OFFICE SPACE
- MULTI-LET BUSINESS CENTRE
- PROMINENT LOCATION
- CLOSE TO CITY CENTRE AND M4
- DEDICATED PARKING SPACES
- 21.76 SQ M (232 SQ FT)
- ALL INCLUSIVE RENTS

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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LOCATION

The property is located in the heart of Swansea Enterprise Park. Access is provided off Phoenix Way. Prominent occupiers within the vicinity include Tesco Extra and Greggs.

DESCRIPTION

Business centre office accommodation on the first floor of a two storey office building. A shared entrance to the ground floor leads to stairs giving access to the first floor suites. Lift access also available. The business centre benefit from dedicated kitchen facilities and shared W/C facilities.

Car parking ratio approx. 1:112 sq ft

- dedicated parking spaces
- Perimeter trunking
- Plastered and painted walls
- Good Business Park location

ACCOMMODATION

Suite 5 21.76 sq m (232 sq ft)

EPC

TBC . Full copy available on request

TERMS

Available on new flexible lease terms, to be agreed

RENT

All-inclusive rents to include heating, electricity and service charge.

£426 PCM

RATEABLE VALUE

Businesses should benefit from 100% rates relief, however, interested parties are advised to verify this information by making direct contact with the local authority.

SERVICE CHARGE

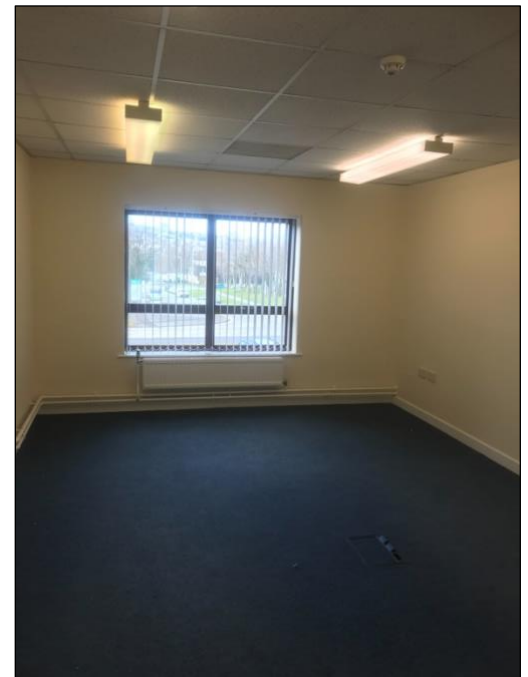
Included in rent

BUILDING INSURANCE

Included in rent

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

August 2022

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