

UNIT 14 GILSEA PARK

MONA CLOSE | ENTERPRISE PARK SWANSEA | SA6 8RJ

**HUNT &
THORNE**
CHARTERED SURVEYORS



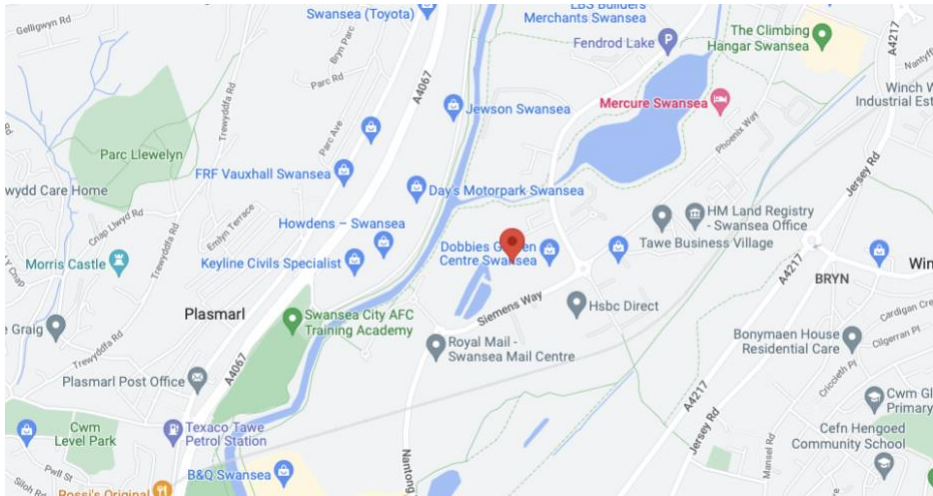
**TRADE COUNTER
TO LET**

- HIGH BAY TRADE COUNTER UNIT
- ESTABLISHED BUSINESS LOCATION
- 268 SQ M (2,887 SQ FT) plus MEZZ FLOOR
- RENT £21,800 PAX
- FLEXIBLE LEASE TERMS

LOCATION

The unit is located on the established Gilsea Park, the home to Starvin Jacks, Artisan Flooring and Warmserve. Gilsea Park is located to the lower part of Swansea Enterprise Park, behind Fiat Days and backing on to Dobbies Garden Centre.

J44 & 45 of the M4 motorway are located within two miles of the property and Swansea City centre located approximately three miles to the south.



DESCRIPTION

The estate is made up of two terraces, containing 13 individual units surrounding central car parking and loading area. The buildings are of standard steel portal frame construction, with infill of breeze block and facing brick elevations, to the lower part, with alloy cladding to the upper part of the walls and roof.

ACCOMMODATION

GIA:	268.15 sq m	2,887 sq ft
Mezz Floor:	145.64 sq m	1,567 sq ft

Open plan warehouse space, ancillary office with staff facilities and wc's.

RATEABLE VALUE

£10,250

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

£21,800 pax (plus VAT)

SERVICE CHARGE & BUILDING INSURANCE

The tenant to contribute towards the maintenance of the external part of the estate and reimburse the landlord the building insurance premium payable. This cost is currently £2,165.25 pa.

EPC

TBC

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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September 2022

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