

UNIT 13 PENRICE COURT

ENTERPRISE PARK | SWANSEA | SA6 8QW

**HUNT &
THORNE**
CHARTERED SURVEYORS



TO LET –LIGHT INDUSTRIAL/TRADE COUNTER
2,042 SQ FT – RENT £17,350 PAX

LOCATION

Penrice Court is located within the heart of Swansea Enterprise Park, accessed via Valley Way and Coronet Way. J44 & J45 of the M4 motorway are within 2 miles to the north with Swansea City Centre located 4 miles to the south.

Prominent occupiers in the immediate vicinity include Bassetts Honda, Hurns Brewery, BSS Group, Dr Organic and FRF Volvo.

DESCRIPTION

A steel portal frame building with elevations of facing brick and breeze block under an alloy clad roof. The property forms part of a courtyard development of 21 units housed in 4 terraces.

ACCOMMODATION

The accommodation comprises the following:

Ground Floor	189.7 sq m	2,042 sq ft
Total	189.7 sq m	2,042 sq ft

RATEABLE VALUE

We have been informed via an online enquiry on the valuation office web site that the property has the following assessment:

RV £9,200

UBR for Wales 2023/24 is 0.535p in the £

EPC

Band D RN-9597-4060-0166-0990-7405

SERVICE CHARGE AND BUILDING INSURANCE

PREMIUM:

The tenant to contribute to the maintenance of the external common areas of the estate via service charge payments. The landlord to continue to insure and recover the premium cost from the tenant.

TERMS

The property is available on a new full repairing and insuring lease on terms to be agreed.

AVAILABILITY

Available immediately

RENT

£17,350 pax

LEGAL COSTS

Each party responsible for their own costs

VAT

TBC

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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