

UNIT 15E PROSPECT PARK

QUEENSWAY, SWANSEA WEST BUSINESS PARK, SA5 4ED

**HUNT &
THORNE**

CHARTERED SURVEYORS



**INDUSTRIAL
TO LET**

- INDUSTRIAL ACCOMMODATION COMPRISING 267 SQ M (2,871 SQ FT)
- 2 MILES FROM J47 OF THE M4 MOTORWAY
- FORECOURT COMPOUND
- GOOD ON-SITE CAR PARKING
- RENT £17,250 PAX

LOCATION

Prospect Park is at the end of the Queensway, in the upper part of Swansea West Business Park, Swansea. The park benefits from good transport links to Swansea City Centre and J47 of the M4, which lies 2 miles to the northwest.

Prominent occupiers in the immediate area include Charactor, Hurns Brewery, Ken Williams Motors, Swansea Gymnastics, Wheelies Direct and Plexus.

DESCRIPTION

The industrial building is located to the rear of the site and comprises of standard steel frame structure with alloy sheeting. A compound exists to the front of the property.

ACCOMMODATION

	SQ M	SQ FT
Total	267	2,871



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 new FRI terms.

ASKING RENT

£17,250 pax (plus VAT)

RATEABLE VALUE

A new rateable value assessment will be provided
UBR for Wales 2022/23 is 53.5p in the £

SERVICE CHARGE

Tenant to contribute to the external maintenance of the common areas via a service charge payment. The landlord to continue to insure the property and recover the premium for the tenant.

EPC

C-57

VAT

The figures quoted are exclusive of VAT.

FURTHER INFORMATION

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

JASON THORNE

jason@huntandthorne.com
07387 188482

WILL HUNT

will@huntandthorne.com
07557 090164

Or via our joint marketing agents:

RJ Surveyors
01792 648809

September 2022

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