# **UNIT 15E PROSPECT PARK**



QUEENSWAY, SWANSEA WEST BUSINESS PARK, SA5 4ED



# **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



## 01792 776600

## huntandthorne.com

### **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.

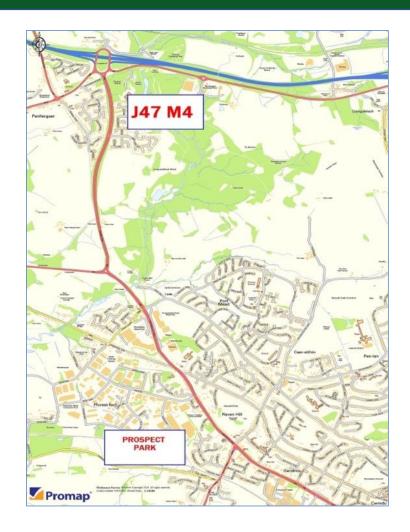
Prominent occupiers in the immediate area include Charactor, Hurns Brewery, Ken Williams Motors, Swansea Gymnastics, Wheelies Direct and Plexus.

#### **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





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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.

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