

1A TELELINK, SANDRINGHAM PARK

SWANSEA VALE | SWANSEA | SA6 8AJ

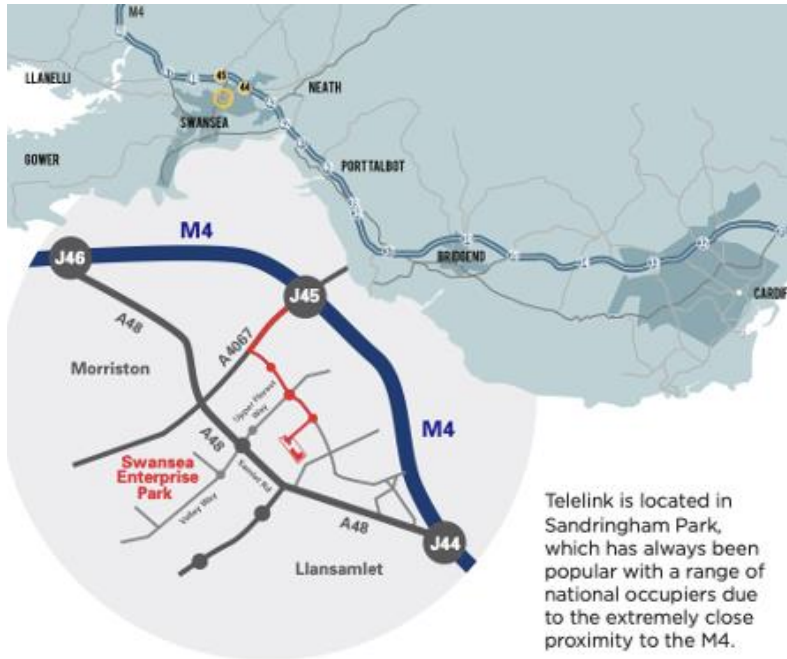
**HUNT &
THORNE**

CHARTERED SURVEYORS



MODERN OFFICE
TO LET/FOR SALE

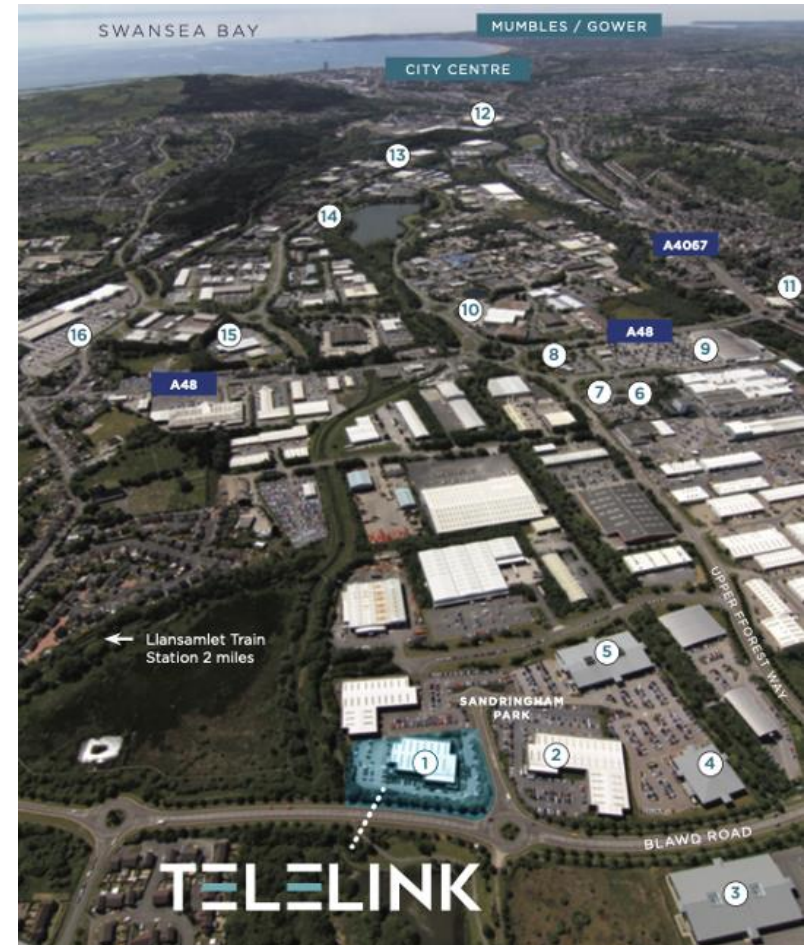
- HIGH QUALITY MODERN OFFICES
- ESTABLISHED OUT OF TOWN OFFICE LOCATION
- CLOSE TO J44 & J45 M4
- 955 SQ M (10,290 SQ FT)
- RENT £102,900 PAX
- OR, FOR SALE £500,000



LOCATION

Telelink is located on Sandringham Park, Swansea Vale, which is a popular and convenient out of town office location, close to J44 and 45 of the M4 motorway. Prominent occupiers in the immediate vicinity include DVLA, WPD, ERS Insurance Group, Booker and Handelsbanken.

Swansea is the administrative and commercial centre for the Southwest Wales region. The city boasts first class amenities adjacent to an area of unspoilt countryside and coastline.



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

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.

DESCRIPTION

A semi-detached modern office building, with the accommodation set on two floors. A steel frame building with breeze block and rendered elevations, beneath a concrete tiled roof.

Externally the premises lies in landscaped grounds with 42 no. car parking spaces.

ACCOMMODATION

Ground Floor:	766.33 sq m	8,249 sq ft
Second Floor:	189.61 sq m	2,041 sq ft
Total:	955.94 sq m	10,290 sq ft

RATEABLE VALUE

£81,000

UBR for Wales 2022/23 is 53.5p in the £

LEASE TERMS

Available on new lease terms.

RENT

£102,900pax

SERVICE CHARGE & BUILDING INSURANCE

The tenant will contribute to the maintenance of the external communal areas of the site via a service charge payment. The landlord to continue to insure and recover the proportional premium costs from the tenant.

TENURE

The property is also for sale Long Leasehold, for an original term of 125 years from 1998. The ground rent is fixed for the term at £125 per annum

PRICE

Offers in the region of £500,000

TEMPORARY INCOME

The car park is let on a temporary licence (determinable on one month's notice) at a rent of £21,000pa

VAT

The property is elected for VAT.

FURTHER INFORMATION

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

JASON THORNE

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WILL HUNT

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October 2022

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TELELINK 1A

GROUND FLOOR



FIRST FLOOR



ACCOMMODATION

The premises consists of the following accommodation measured on a net internal basis in accordance with the RICS Code of Measuring Practice 6th Edition

Ground floor	8,249 sq ft	766.33 sq m
First floor	2,041 sq ft	189.61 sq m
TOTAL	10,290 sq ft	955.94 sq m

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