

# MUMBLES SUITE, CELTIC BUSINESS CENTRE

BRUCE RD, SWANSEA WEST BUSINESS PARK, SA5 4HS

**HUNT &  
THORNE**

CHARTERED SURVEYORS



## BUSINESS CENTRE TO LET

- BUSINESS CENTRE PREMISES COMPRISING 7 OFFICE SUITES
- GOOD ON-SITE CAR PARKING; FLEXIBLE LEASE TERMS
- 25 SQ M (270 SQ FT)
- RENT £340 PER MONTH (INCLUDES RENT & SERVICE CHARGE)

## LOCATION

Celtic Business Centre forms part of the Celtic Trade Park, fronting Bruce Road, in the lower 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 north west.

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

## DESCRIPTION

The business centre comprises of an upper floor office suite, which is divided into 7 individual office suites. Good on site car parking exists within the Celtic Trade Park development.

## ACCOMMODATION

Mumbles Suite: 25 sq m (270 sq ft)



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.

## LEASE TERMS

The suite is available on 12,24 or 36 months

## ASKING RENT

The property is available at £340 per month.

This includes rent and service charge.

Tenant to pay any rates, BI, utilities, telephone, and broadband.

## RATEABLE VALUE

A new rateable value to be provided

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

Interested parties are asked to verify this information, by directly contacting the rating authority.

## EPC

D - 80

CR: 0050-5974-0312-5412-1000

## VAT

VAT payable 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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