

# AXIS 2 BUISNESS CENTRE, MALLARD WAY

SWANSEA VALE | SWANSEA | SA7 0AJ

**HUNT &  
THORNE**

CHARTERED SURVEYORS



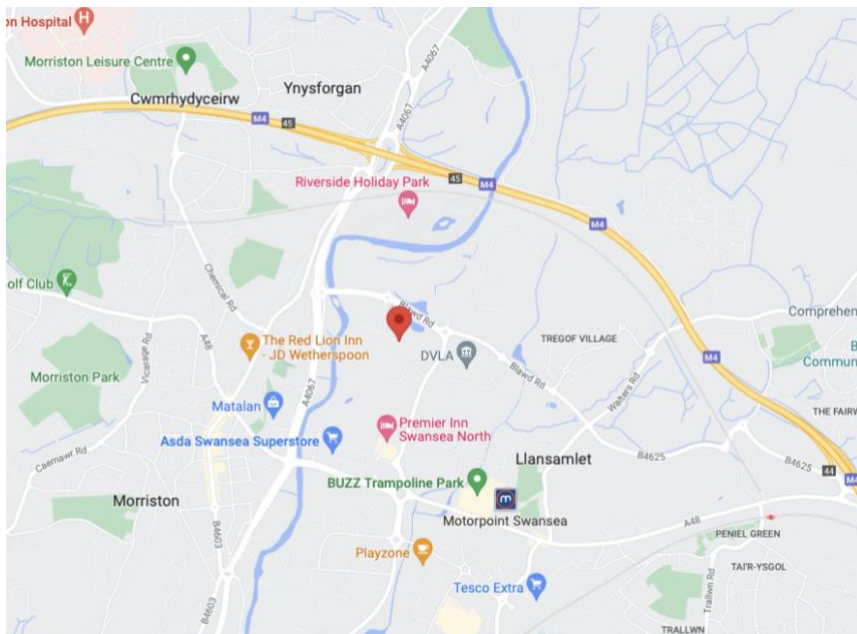
**GRADE A OFFICE SUITES**  
**TO LET**

- HIGH QUALITY GRADE A OFFICE SUITES
- AIR CONDITIONING AND LIFT ACCESS
- CLOSE TO J45 M4
- FROM 125 TO 2,500 SQ FT

## LOCATION

Axis Court development is ideally located to the north of Swansea Enterprise Park, within the commercial development known as Swansea Vale. Excellent communications are provided to J45 of the M4 motorway, which is within 1 mile of the premises.

Occupiers within Swansea Vale include DVLA, ERS, Western Power & Distribution, Torgate Insurance, DJM Solicitors, James & Uzzell Accountants and Handelsbanken.



## DESCRIPTION

A semi-detached modern Grade A 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 19 no. car parking spaces.

### Features:

- \* Grade A office accommodation
- \* Air Conditioning
- \* Disabled lift
- \* Floor boxes

## ACCOMMODATION

From 125 Sq ft to 2,500 sq ft

## RATEABLE VALUE

See availability schedule

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 any warranty 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.

Axis 2 Business Centre									
Schedule of Accommodation:									
Suite	Sq M	Sq Ft	Rent pa	S/C pa	BI pa	Total pa	Total per m.	Car ps	Postion
<b>Ground Floor</b>									
1	46.08	496	£7,440	£2,480	£204	£10,124	£844	2	Immediate
2	77.55	835	£12,525	£4,175	£343	£17,043	£1,421	4	Immediate
Store 1	10.35	112	£1,120	£560	£46	£1,726	£144	0	Immediate
3	11.47	124	£2,232	£620	£51	£2,903	£242	1	Immediate
4	11.53	125	£2,250	£625	£52	£2,927	£244	1	Immediate
5	10.52	114	£1,710	£570	£47	£2,327	£194	1	Immediate
<b>First Floor</b>									
6	52.96	571	£8,565	£2,855	£235	£11,655	£972	2	Immediate
7	44.43	479	£7,185	£2,395	£197	£9,777	£815	2	Immediate
8	27.43	296	£4,440	£1,480	£122	£6,042	£504	2	Immediate
9	14.9	161	£2,898	£805	£67	£3,770	£315	1	Immediate
10	16.92	183	£3,294	£915	£75	£4,284	£357	1	Immediate
Store 2	19.39	210	£2,100	£1,050	£86	£3,236	£270	0	Immediate

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