

AXIS 2 BUSINESS CENTRE, MALLARD WAY

SWANSEA VALE | SWANSEA | SA7 0AJ

**HUNT &
THORNE**

CHARTERED SURVEYORS



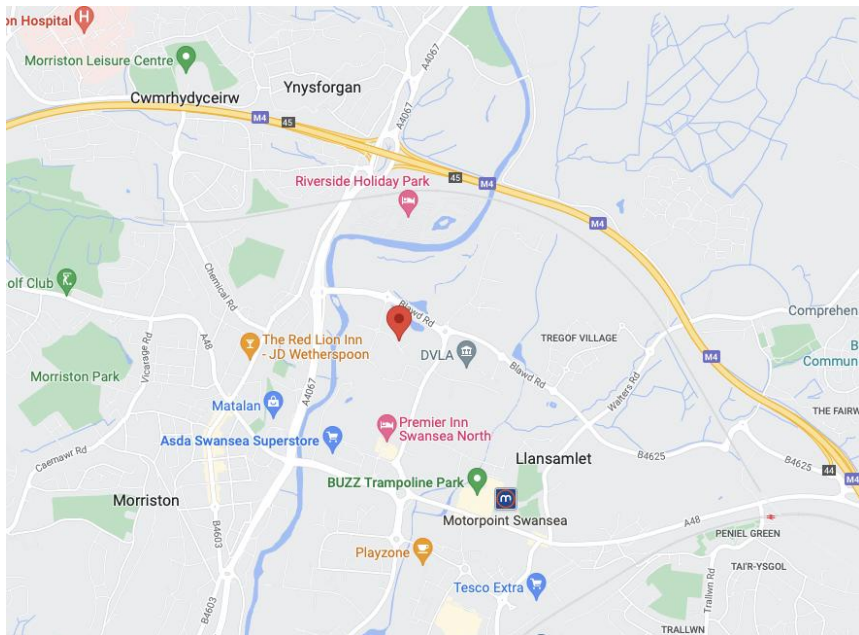
GRADE A OFFICE SUITES
TO LET

- 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 C1, Castle Court, Phoenix Way, Enterprise Park, Swansea, Wales, SA7 9EQ

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 property is available on new flexible lease terms.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

The tenant to pay a service charge towards the joint shared maintenance of the external common areas of the estate. The landlord to continue to insure the property and recover the premium cost from the tenant.

ASKING RENT

See availability schedule.

EPC

To be provided.

VAT

All prices are quoted exclusive of VAT. VAT will be payable on all payments.

LEGAL COSTS

Each party to pay their own legal costs on this transaction.

FURTHER INFORMATION

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

MATTHEW SIMS

matthew@huntandthorne.com

07825 372503

JASON THORNE

jason@huntandthorne.com

07387 188482

(Updated) May 2025

Axis 2 Business Centre

Schedule of Accommodation:

Suite	Sq M	Sq Ft	Rent pa	S/C pa	BI pa	Total pa	Total pcm	Car ps	Position
Ground Floor									
1	46.08	496	£7,440	£2,480	£496	£10,416.00	£868.00	2	Let
2	77.55	835	£12,525	£4,175	£835	£17,535.00	£1,461.25	4	Let
Store 1	10.35	112	£1,120	£560	£112	£1,792.00	£149.33	0	Immediate
3	11.47	124	£2,232	£620	£124	£2,903.00	£241.92	1	Immediate
4	11.53	125	£2,250	£625	£125	£2,976.00	£248.00	1	Immediate
5	10.52	114	£1,710	£570	£114	£2,394.00	£199.50	1	Immediate
First Floor									
6	52.96	571	£8,565	£2,855	£571	£11,991.00	£999.25	2	Immediate
7	44.43	479	£7,185	£2,395	£479	£10,059.00	£838.25	2	Let
8	27.43	296	£4,440	£1,480	£376	£6,296.00	£524.67	2	Let
9	14.9	161	£2,898	£805	£205	£3,908.00	£325.67	1	Let
10	16.92	183	£3,294	£915	£233	£4,442.00	£370.17	1	Let
Store 2	19.39	210	£2,100	£1,050	£210	£3,360.00	£280.00	0	Immediate

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1, Castle Court, Phoenix Way, Enterprise Park, Swansea, Wales, SA7 9EQ

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.



AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1, Castle Court, Phoenix Way, Enterprise Park, Swansea, Wales, SA7 9EQ

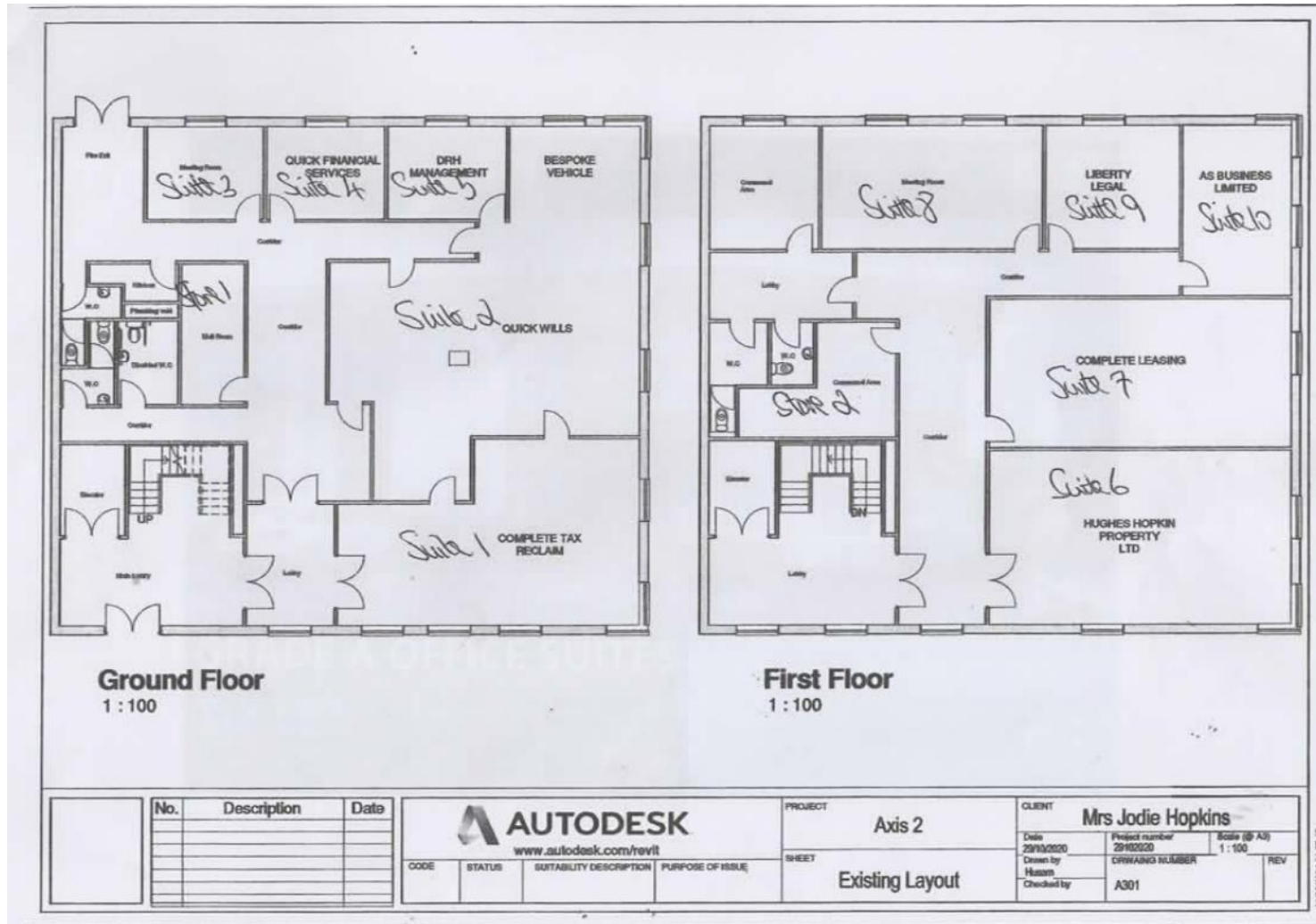
1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation 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.



AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1, Castle Court, Phoenix Way, Enterprise Park, Swansea, Wales, SA7 9EQ

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.



AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1, Castle Court, Phoenix Way, Enterprise Park, Swansea, Wales, SA7 9EQ

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.