

# BUSINESS SUITES, SEASWAN HOUSE

PHOENIX WAY | ENTERPRISE PARK | SWANSEA | SA7 9EQ

**HUNT &  
THORNE**

CHARTERED SURVEYORS



**BUSINESS SUITES**  
**TO LET**

- 2022 MODERN REFURBISHMENT
- EST BUSINESS LOCATION CLOSE TO JCT 44 & 45 M4
- GOOD ON-SITE CAR PARKING
- 432 TO 1,312 SQ FT
- SUITES AVAILABLE ON FLEXIBLE TERMS

## LOCATION

Seaswan House is located in the heart of the Swansea Enterprise Park, within the main office sector on Phoenix Way. Prominent occupiers in the immediate vicinity include Lloyds Bank, Virgin Holidays, Pobl, Bevan & Buckland Accountants, Johnson Controls, Nat West Bank and Lakeside Vets.

The site benefits from being only 2 miles south of J44 and 45 of the M4 and and three miles north of Swansea City Centre.



## DESCRIPTION

The development comprises of four buildings which include Pobl House, Conwy House and Cardigan House. Seaswan House comprises of two semi-detached buildings, which are steel frame with facing brick elevations, under a concrete tiled roof.

Car parking and landscape grounds surround the property. Block A is highly prominent, fronting Phoenix Way, which is being refurbished at the present time, with larger suites available in Block B.

## ACCOMMODATION

See availability schedule

## 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 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 a new lease on terms to be agreed.

## RENT

See availability schedule

## SERVICE CHARGE & BUILDING INSURANCE

See availability schedule

## EPC

To be provided

## VAT

VAT is payable in addition 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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December 2022

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Seaswan House , Phoenix Way, Enterprise Park, Swansea.									
Availability Schedule									
SUITE	Sq M	Sq Ft	Rent per month	SC per month	BI per month	RV	UBR	Deposit	Status
<b>BLOCK A</b>									
<b>Ground Floor</b>									
1	40.09	432	£360.00	£144.00	£7.20	TBA	0.535	£1,000	
2	54.12	583	£486.00	£195.00	9.72	TBA	0.535	£1,000	Under Offer
3	54.74	589	£491.00	£197.00	9.82	TBA	0.535	£1,000	Immediate
4	49.13	529	£441.00	£177.00	8.82	TBA	0.535	£1,000	Immediate
5	51.2	552	£460.00	£184.00	9.2	TBA	0.535	£1,000	Immediate
<b>First Floor</b>									
6	88.13	949	£791.00	£317.00	15.82	TBA	0.535	£1,000	Immediate
7 and 8	121.9	1,312	£1,094	£437.33	21.87	TBA	0.535	£2,000	Immediate
9	45.07	486	£405.00	£162.00	8.1	TBA	0.535	£1,000	Let
10	61.29	660	£550.00	£220.00	11	TBA	0.535	£1,000	Immediate
NOTE: Tenant pays the electric , heating and water based on the percentage of floor area occupied.									
NOTE: Tenant pays own rates, telephone and broadband.									

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