

SUITE B, 1C AXIS COURT, MALLARD WAY

SWANSEA VALE | SWANSEA | SA7 0AJ

**HUNT &
THORNE**

CHARTERED SURVEYORS



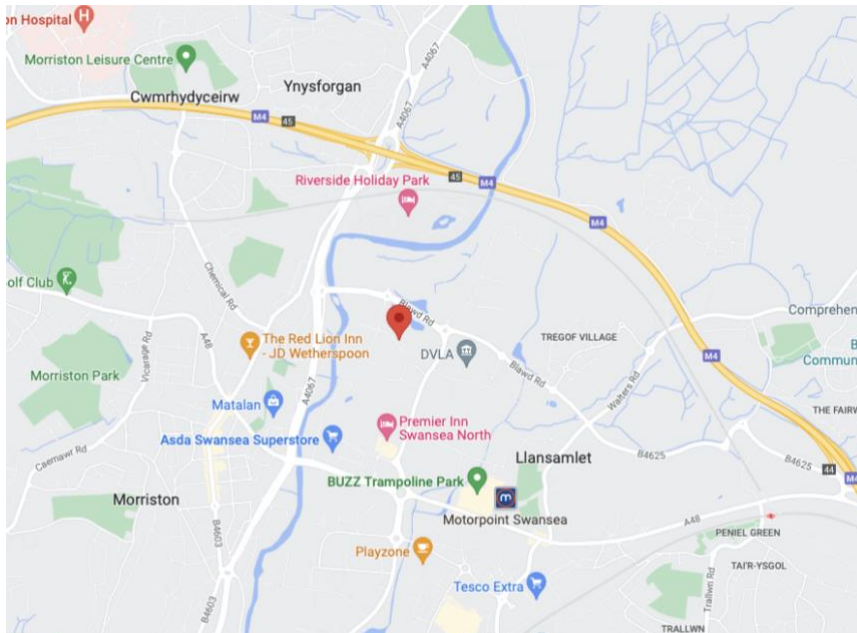
GRADE A OFFICES TO LET

- HIGH QUALITY GRADE A OFFICES
- CLOSE TO J45 M4
- GOOD ON-SITE CAR PARKING
- 1,027 SQ FT GROUND FLOOR ACCOMMODATION
- ALL-INCLUSIVE RENTAL OPTION

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



DESCRIPTION

The suite forms part of the ground floor of Axis 1. The ground floor is made up of a number of suites, being let out on all inclusive rents. The first floor is occupied by Solo Cleaning.

The building is of steel portal frame, with breeze block and rendered elevations, beneath a concrete tiled roof. Externally, 4 car parking spaces are provided within the car parking area and landscaped grounds.

Features:

- * Grade A office accommodation
- * Raised floors

ACCOMMODATION

Ground Floor:	95.39 sq m	1,027 sq ft
Total:	95.39 sq m	1,027 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 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.

LEASE TERMS

The property is available on new lease terms to be agreed

RENT

£18,000 per annum

Including rent, service charge, building insurance, rates payable and utilities.

EPC

To be provided

VAT

All prices are quoted exclusive of VAT. Our client reserves the right to charge VAT on all payments.

FURTHER INFORMATION

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

JASON THORNE

jason@huntandthorne.com

07387 188482

WILL HUNT

will@huntandthorne.com

07557 090164

December 2022

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.



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.