

FIRST FLOOR, SUITES 3 & 4 CEDAR HOUSE

**HUNT &
THORNE**

CHARTERED SURVEYORS

PHOENIX BUSINESS PARK | ENTERPRISE PARK | SWANSEA | SA7 9FZ



**OFFICES
TO LET**

- OUT OF TOWN OFFICES
- CLOSE TO J44 & 45 M4
- GOOD ON-SITE CAR PARKING
- 574 TO 1,148 SQ FT
- AVAILABLE AS ONE OR TWO SEPARATE SUITES
- RENT £6,500PAX PER SUITE

LOCATION

The property is located in the heart of the Swansea Enterprise Park. Access is off Phoenix Way, via Lion Way. Prominent occupiers in the immediate area include Greggs, Screwfix, Farmfoods, Home Bargains and Crown Paint Centre.

The park has excellent road access with junctions 44 & 45 of the M4 motorway, located approx. 2 miles north of the property. Swansea city centre being located approx. 5 miles to the south.

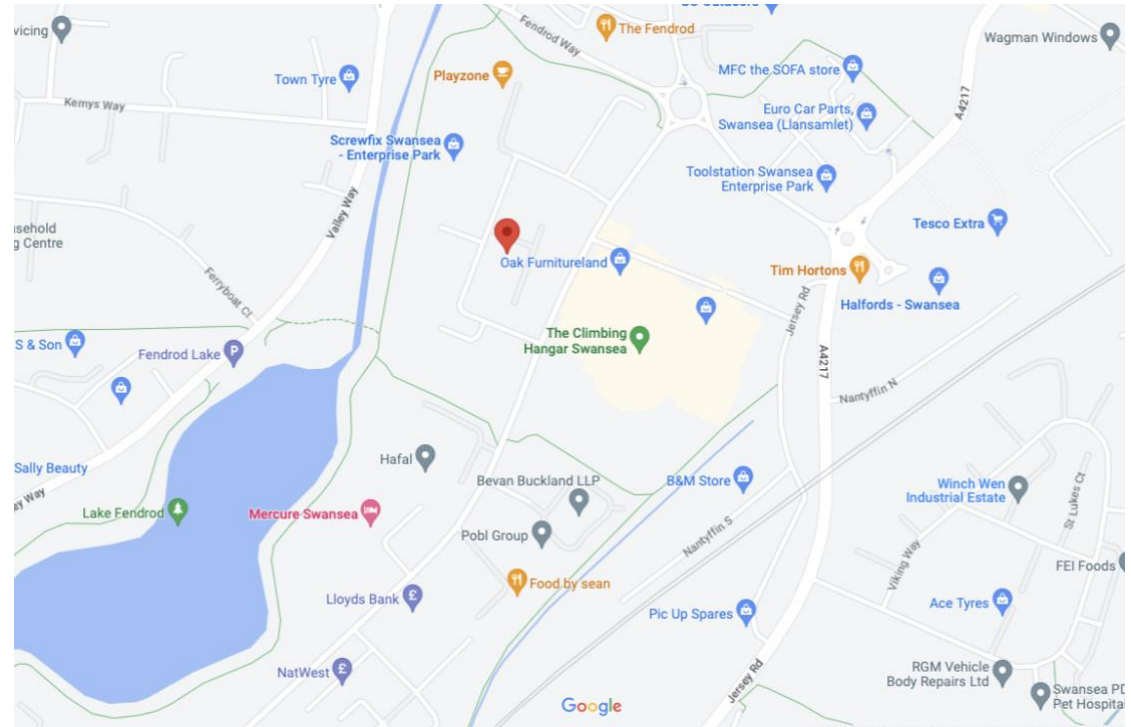
DESCRIPTION

The office comprises of two first floor suites, forming part of a four-suite end of terrace office development. A shared entrance way provides access to the four suites, together with shared wc facilities.

ACCOMMODATION

First Floor Suite 3	53.3 sq m	574 sq ft
First Floor Suite 4	53.3 sq m	574 sq ft
Total:	106.6 sq m	1,148 sq ft

The property is available as a whole or as two separate suites.



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

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LEASE TERMS

The property is available on new lease terms to be agreed.

RENT

Suite 3: £6,500 pax

Suite 4: £6,500 pax

Combined: £13,000 pax

SERVICE CHARGE & BUILDING INSURANCE

The tenant to pay the contribution towards the maintenance of the internal common areas and external part of the site. The landlord to insure and recover the premium cost from the tenant.

EPC

To be provided

RATEABLE VALUE

We have been informed via an enquiry on the Valuation Office web site that the properties have been assessed as follows:

Suite 3: £5,200

Suite 4: £5,200

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

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

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WILL HUNT

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07557 090164

February 2023

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