

FIRST FLOOR, SUITE D BEECH HOUSE

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

HUNT & THORNE

CHARTERED SURVEYORS



OFFICES TO LET

- OUT OF TOWN OFFICES
- CLOSE TO J44 & 45 M4
- GOOD ON-SITE CAR PARKING
- 574 SQ FT
- RENT £7,000 PAX

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.

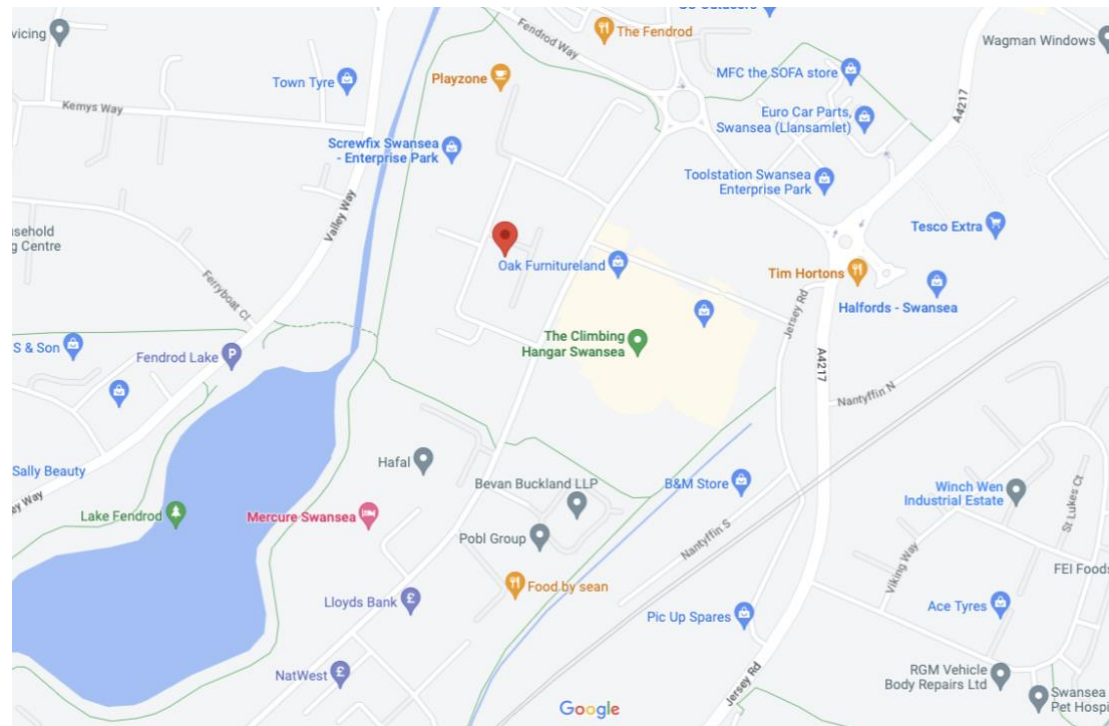
DESCRIPTION

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

ACCOMMODATION

First Floor Suite D	53.3 sq m	574 sq ft
Total:	53.3 sq m	574 sq ft

The suite is partitioned and comprises of an open plan office area, with three offices and kitchen.



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 new lease terms to be agreed.

RENT

Suite D: £7,000 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

E Rating

CN: 0590-2820-8330-8500-5803

RATEABLE VALUE

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

RV £5,000

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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February 2023

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