UNIT 1 JAMES COURT

VIKING WAY I WINCH WEN INDUSTRIAL ESTATE I SA1 7DA

HUNT & THORNE
CHARTERED SURVEYORS

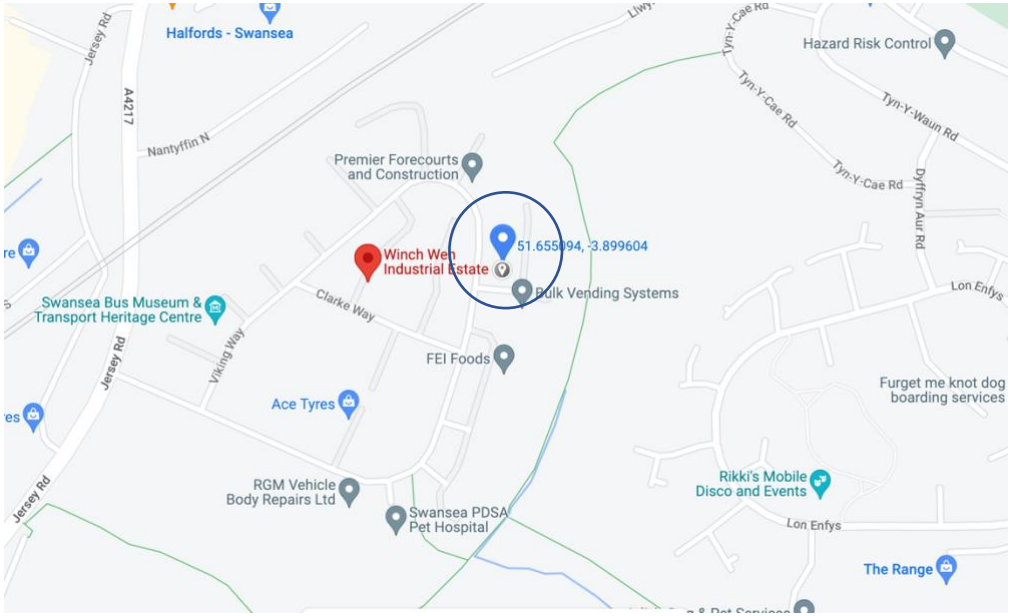
INDUSTRIAL UNIT

TO LET

- END OF TERRACE MODERN PORTAL FRAME
- CLOSE TO J44 & 45 OF M4
- 2,500 SQ FT
- RENT £15,000 PAX

Location

Located on the entrance to James Court, backing on to Viking Way, which is the main road circulating the Winch Wen Industrial Estate. The estate is located to the north east of Swansea Enterprise Park, close to J44 & 45 of the M4 motorway. Prominent occupiers in the immediate vicinity include Bulk Vending Systems, RGM Vehicle Body Repair, FEI Foods, Euro Commercials and EBM.



DESCRIPTION

An end of terrace modern portal frame building, with elevations of facing brick, breeze block, with alloy cladding to the upper part of the walls and a profile roof.

Minimum eaves 5m. Externally forecourt car parking and loading area to the front of the property.

ACCOMMODATION

Ground Floor:	232.26 SQ M	2500 SQ FT
Total:	**232.26 SQ M**	**2500 SQ FT**

RATEABLE VALUE

£8,100
UBR for Wales 2022/23 is 53.5p in the £

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.

Service Charge and Building Insurance Premium

The tenant to contribute to the maintenance of the external part of the estate via a service charge payment. The landlord to continue to insure and recover the premium cost from the tenant.

RENT
£15,000 pax

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 sole letting agents Hunt & Thorne Chartered Surveyors.

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Matthew Sims
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07825372503

March 2023

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HUNT& THORNE
CHARTERED SURVEYORS

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huntandthorne.com

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

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