

UNIT 15 ST DAVIDS ROAD

ST DAVIDS ROAD | SWANSEA | SA6 8RX



INDUSTRIAL UNIT TO LET

- END OF TERRACE INDUSTRIAL BUILDING
- CLOSE TO J44 & J45 OF M4
- 972 SQ FT
- RENT £8,750 PAX

Location

The property is located within the heart of the Swansea Enterprise Park, at the end of St David's Road, which leads off one of the main roundabouts within the park. Junction 44 and 45 of the M4 motorway are within 2 miles of the site.

Prominent occupiers include Starbucks, Smyths Toys, Hutchings Hyundai and Simply Gym.

DESCRIPTION

An end of terrace industrial building, part of an industrial development, with elevation of rendered breeze block and facing brick, with profile sheeting to the roof. Loading area and car parking exists to the rear of the property.

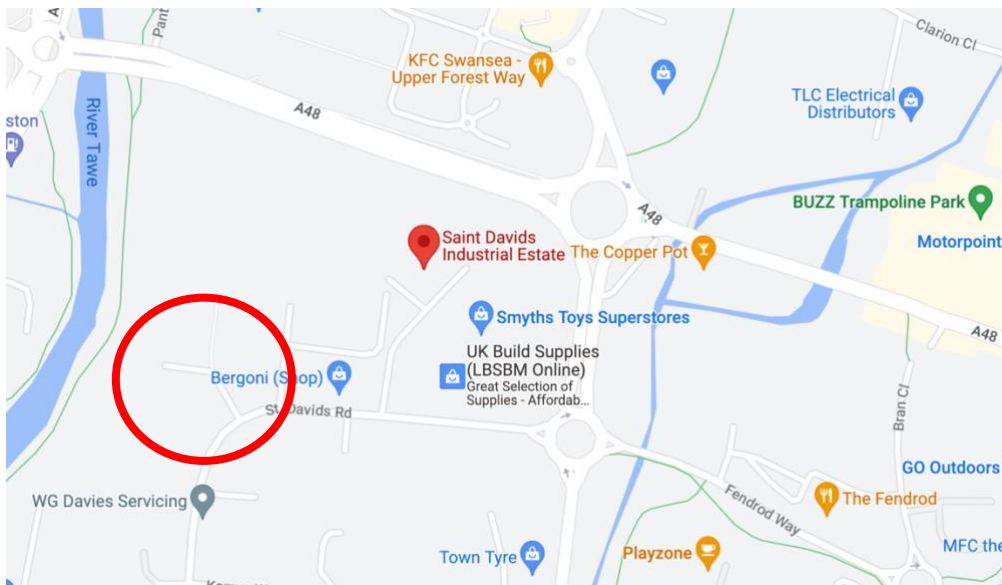
ACCOMMODATION

Ground Floor:	90.31 SQ M	972 SQ FT
First Floor:	-	-
Total:	90.31 SQ M	972 SQ FT

RATEABLE VALUE

£3,100

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



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.

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

£8,750 pax

EPC

To be advised.

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.

JASON THORNE

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MATTHEW SIMS

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07825 372503

March 2023



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