

UNIT 7A PROSPECT PARK

QUEENSWAY | SWANSEA WEST BUSINESS PARK | SA5 4ED

**HUNT &
THORNE**

CHARTERED SURVEYORS



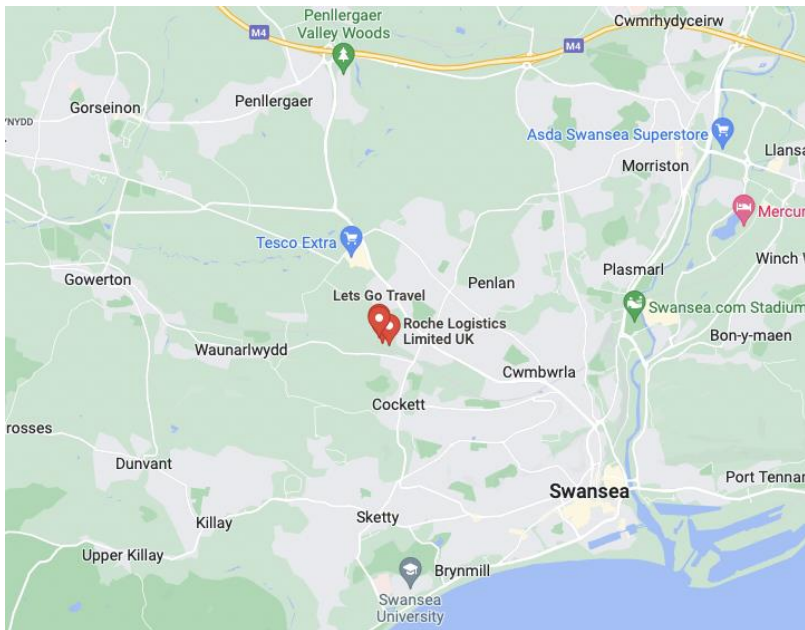
**WAREHOUSE/OFFICE
FOR SALE**

- ESTABLISHED COMMERCIAL LOCATION
- WAREHOUSE/MANUFACTURING WITH OFFICES
- 639 SQ M (6,876 SQ FT)
- BUILDING RE-CONSTRUCTED IN THE LAST 6 YEARS
- FREEHOLD
- OFFERS IN THE REGION OF £425,000

LOCATION

The property is located in Prospect Park, an industrial estate at the end of the Queensway, one of the side roads, off Kingsway, the main access road, running through Swansea West Business Park.

The Park benefits from good transport links to Swansea City Centre and J47 M4, which lies 2 miles to the north east. Prominent occupiers in the immediate vicinity include Mono, Roche Transport, Hurns Brewery, Gower College, DHL Parcels and Fed Ex.



DESCRIPTION

The property was re-constructed circa six years ago. It is standard steel portal frame, beneath an alloy clad roof, with walls of breeze block and facing brick.

Good quality offices and staff accommodation exits to the front part of the building, leading to a warehouse area and then a food grade manufacturing facility.

ACCOMMODATION

Ground Floor Office/Staff	60.7	653
First Floor Office/Staff	60.7	653
Ground Floor Warehouse	250.4	2,688
Ground Floor Manufacturing	267.8	2,882
Total GIA:	639.6 sq m	6.876 sq ft

RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office, that the property has a Rateable Value of £TBA
UBR for Wales 2023/24 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

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.

TENURE

We have been informed that the property is held Freehold.

PRICE

Offers in the region of £425,000.

SERVICE CHARGE & BUILDING INSURANCE

The occupier to pay the service charge levied by the management company towards the maintenance of the external communal areas. This is currently £206 pcm (+VAT)

EPC

To be advised

VAT

Our client reserves the right to charge VAT on all payments.

FURTHER INFORMATION

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

JASON THORNE

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WILL HUNT

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May 2023



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