

FORMER DAYS DIVERSIFIED PREMISES

MEADOW STREET | SWANSEA | SA1 6RZ

**HUNT &
THORNE**

CHARTERED SURVEYORS



**INDUSTRIAL
FOR SALE**

- INDUSTRIAL
- 14,300 SQ FT UNIT
- SITE AREA 1.18 ACRES
- CLOSE TO A4067 & M4
- OFFERS IN THE REGION OF £375,000

LOCATION

The property is located in a prominent position, leading into Swansea City Centre from the western suburbs and J47 of the M4 motorway. The property lies approx three miles north of the city centre and four miles south of J47 of the M4 motorway. Prominent occupiers in the immediate vicinity include Sytner BMW and Mini, Wickes, Travis Perkins, Enterprise-Rent-A-Car, Screwfix and Speedy Hire.

DESCRIPTION

The property is a steel portal frame with metal clad, comprising of 4 main areas. The front of the unit provides an entrance into the reception which then runs back through the unit with WCs and kitchenette to the side. The unit then opens into the main warehouse which provides 2 large sperate sections. The upper floor of the property provides great storage space containing a mezzanine floor.

ACCOMMODATION

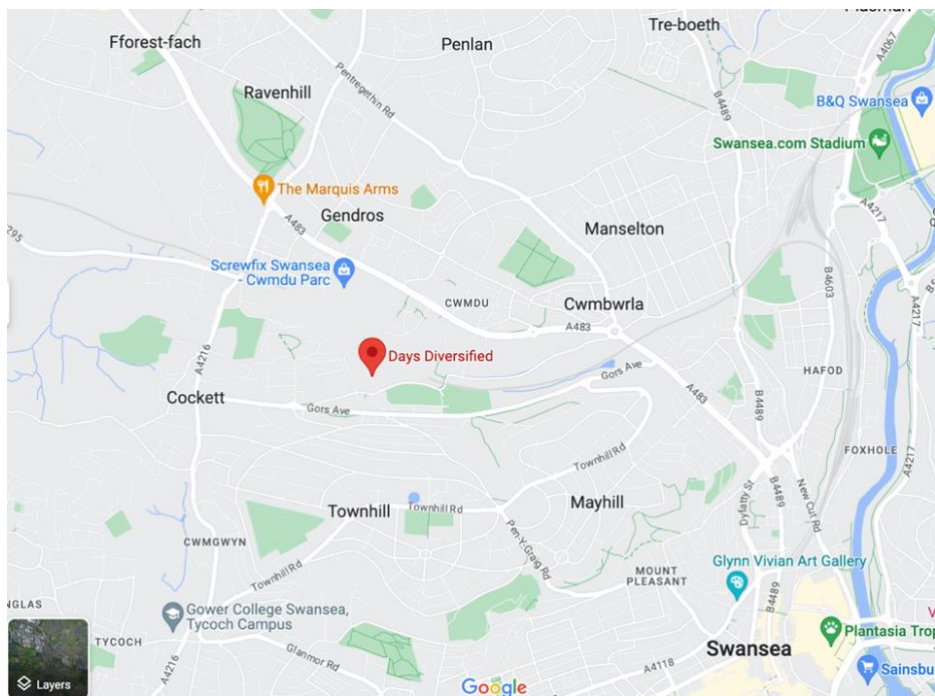
Total:	1328.51 SQ M	14,300 SQ FT
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0.76 Acres of Additional Land

RATEABLE VALUE

£TBC

UBR for Wales 2023/25 is 0.535 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 the property is held Freehold.

PRICE

Offers in the region of £375,000

EPC

TBC

VAT

All prices are quoted exclusive of VAT. Our client reserves the right to charge VAT on all payments.

Legal Costs

Each party to pay their own legal costs on this transaction.

FURTHER INFORMATION

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

JASON THORNE

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MATTHEW SIMS

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May 2023



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