

GF SUITE 1, REDWOOD CT, TAWE BUSINESS VILLAGE
PHOENIX WAY | ENTERPRISE PARK SWANSEA | SA7 9LA



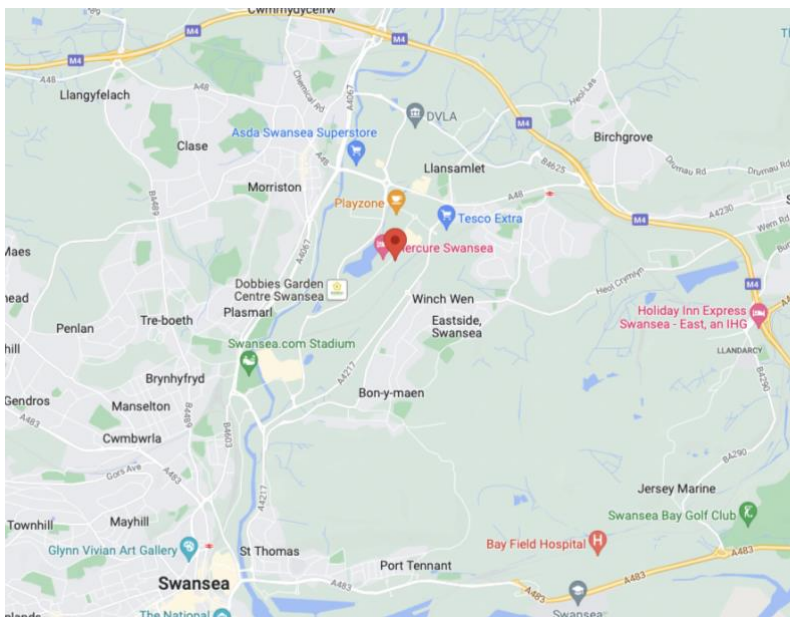
MODERN OFFICES TO LET

- MODERN GROUND FLOOR OFFICES
- ESTABLISHED BUSINESS LOCATION
- 78 SQ M (845 SQ FT)
- RENT £9,750 PAX

LOCATION

The office is located off Phoenix Way, one of the main access roads surrounding the central lake, within the heart of the Swansea Enterprise Park. Good communications are provided to J44 and 45 of the M4 motorway, approx. 2 miles from the property, with Swansea city centre approx. 4 miles to the south.

Prominent occupiers within the immediate area include The Land Registry, Morgan La Roche Solicitors, Bassetts Citroen and Dobbies Garden Centre.



DESCRIPTION

Redwood Court is a detached building to the rear part of the village, comprising of two ground floor suites and one first floor suite, with car parking to the front and the rear. The building is of facing brick external elevations, with a concrete tiled roof.

ACCOMMODATION

Ground Floor:	78.47 Sq M	845 Sq Ft
Total:	78.47 Sq M	845 Sq Ft

RATEABLE VALUE

We have been informed via an enquiry on the Valuation Office web site that the property has a rateable value of £8,600
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.

LEASE TERMS & RENT

The property is available on new lease terms.

Rental:

£9,750 pax

SERVICE CHARGE & BUILDING INSURANCE

The tenant to pay a service charge towards the maintenance of the external part of the property and the common areas. The internal maintenance to be shared 1/3 with the other tenant on the ground floor. The landlord to continue to insure and recover the premium cost from the tenant.

EPC

Energy Rating D

CN: 0791-0735-5499-8826-0006

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 Hunt & Thorne Chartered Surveyors.

JASON THORNE

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MATTHEW SIMS

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May 2023

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