

GROUND FLOOR OFFICE SUITE

PUG HOUSE | BAILEY COURT | SA5 5DE

**HUNT &
THORNE**
CHARTERED SURVEYORS



BUSINESS SPACE | TO LET

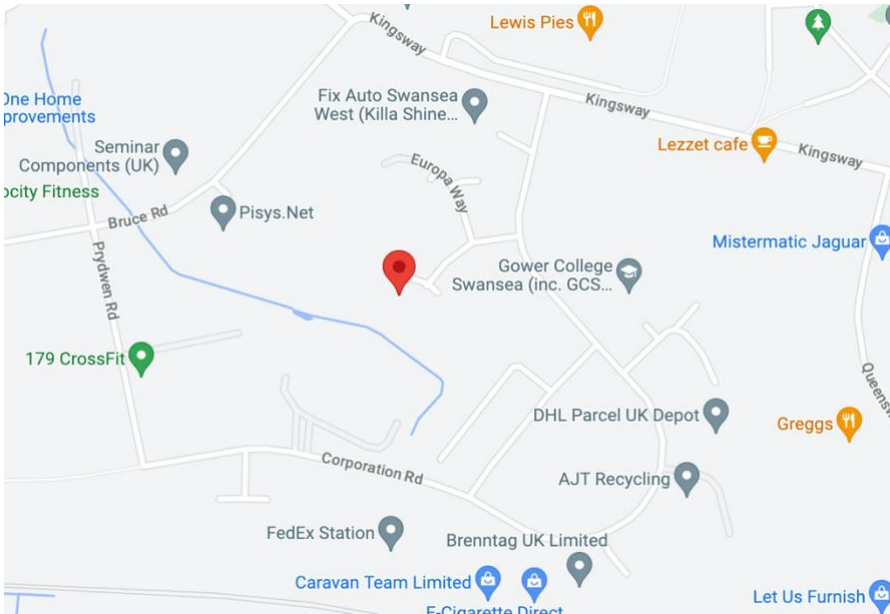
£6,140 PAX

- MODERN OFFICE BUILDING
- RECEPTION AND 3 OFFICES
- CLOSE J47 OF M4
- 57.04 SQ M (614 SQ FT)

LOCATION

The suite forms part of Pug House on Bailey Court, a modern secured by design development on Felinfach, forming part of Swansea West Business Park. Good communications are provided to Swansea city centre approx. 4 miles to the southeast and J47 of the M4 motorway, approx. 3 miles to the northwest.

Prominent occupiers in the immediate vicinity include Plexus Fire and Security, Gower College, Wheelies, AB Glass, City Electrical Factors and RNLI.



DESCRIPTION

The office suite forms part of the rear ground floor of a modern steel portal frame building, clad in breeze block, facing brick and alloy cladding. The office suite has access to shared kitchen and WC facilities.

ACCOMMODATION

Total:	57.04 SQ M	614 SQ FT
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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 suite is available on new lease terms.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

The tenant to pay to the landlord an all-inclusive contribution to the running costs of the property. This is to include service charge, building insurance, rates, and utilities. The cost of this is £4,912 pax

This excludes telephone and broadband.

RENT

£6,140 pax

EPC

To be Provided

VAT

Landlord 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 letting agents Hunt & Thorne Chartered Surveyors.

JASON THORNE

jason@huntandthorne.com

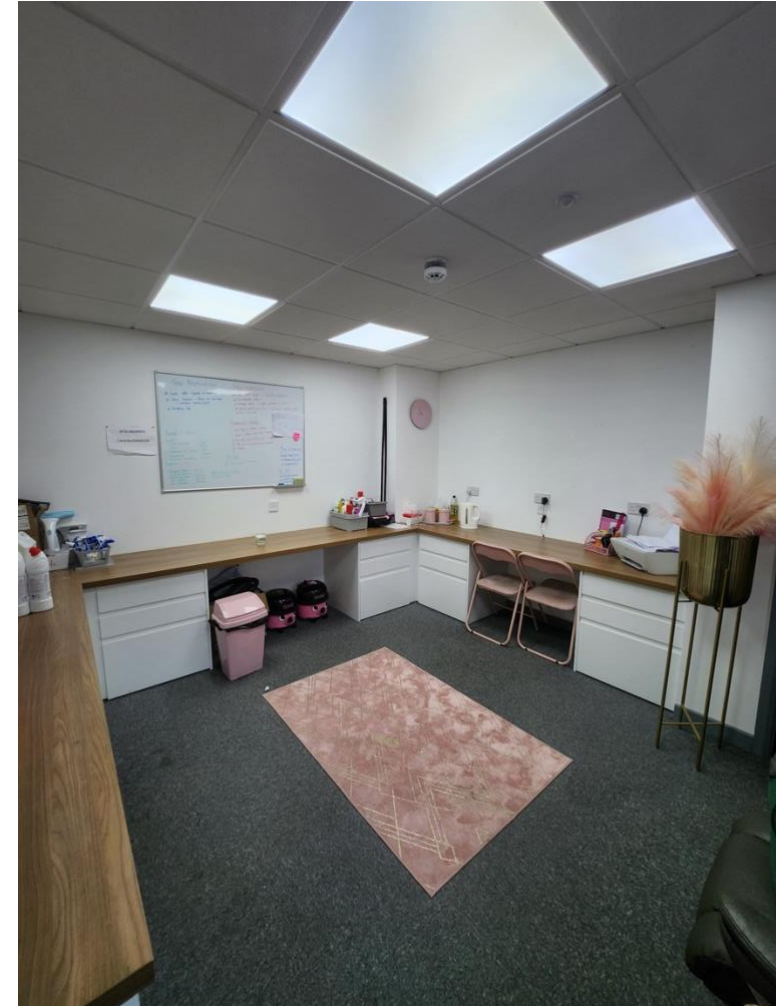
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May 2023



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