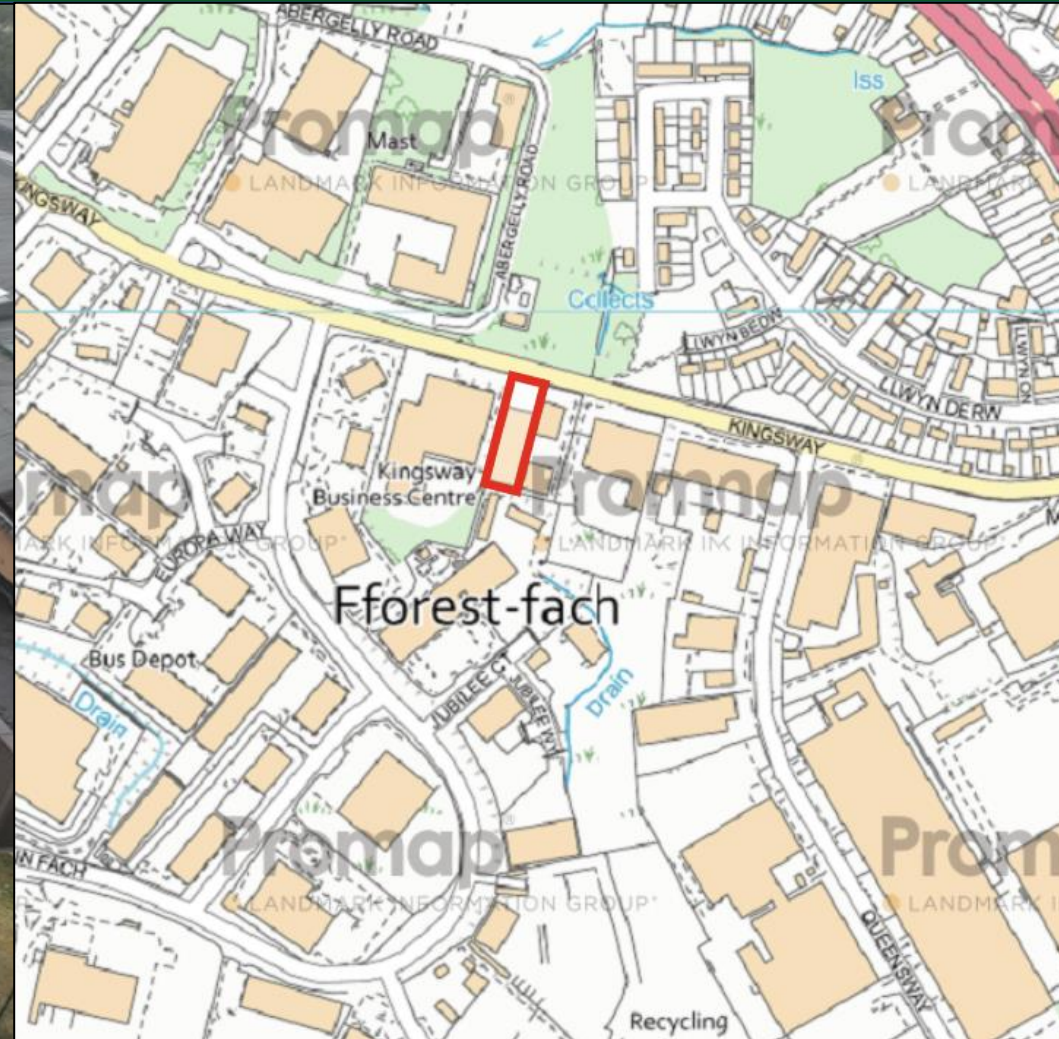


K FACTORY

KINGSWAY | FFORESTFACH | SWANSEA | SA5 4DN

HUNT & THORNE
CHARTERED SURVEYORS



INDUSTRIAL TO LET

- DETACHED WAREHOUSE WITH PROMINENT ROADSIDE LOCATION
- RECENTLY UNDERGONE FULL NEW ROOF OVER CLAD
- 11,092 SQ FT ACCOMMODATION WITH ANCILARY FIRST FLOOR OFFICES
- FORECOURT YARD & PARKING
- ASKING RENT £55,500 PAX

LOCATION

The property fronts Kingsway, the main arterial route through Swansea West Industrial Estate an established commercial location home to a range of local, regional and national occupiers.

The location benefits from good transport links to Swansea City Centre (c.3.5 miles east) and J47 M4 (2 miles north). Parc Fforestfach Retail Park (home to Next, Tesco and M&S) is located in close proximity.



DESCRIPTION

The property comprises a detached warehouse of steel portal frame and benefits from a new over clad roof. The floor is solid concrete. Minimum eaves height: 4m (max. 6 m). Surfaced forecourt yard and parking for approx.20 vehicles. Pedestrian circulation space around the perimeter of the building.

ACCOMMODATION

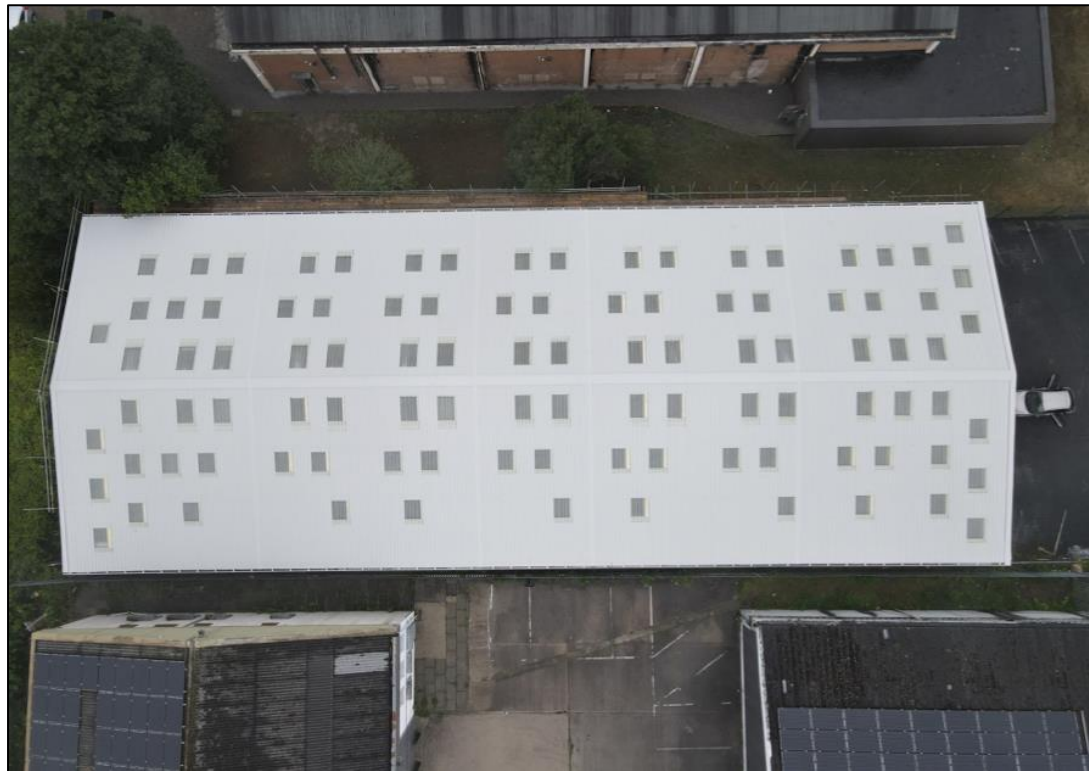
Ground Floor	965.5	10,393
First Floor offices	65.0	699
TOTAL	1,030.5 Sq M	11,092 Sq Ft



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.



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RATEABLE VALUE

£TBC

UBR for Wales 2023/24 is 53.5p in the £

TERMS

A new full repairing and insuring lease is available on terms to be agreed.

RENT

£55,500 per annum exclusive

BUILDING INSURANCE

TBC

LEGAL COSTS

Each Party responsible for their own costs

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.

WILL HUNT

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07557 090164

MATTHEW SIMS

Matthew@huntandthorne.com

07825 372503

July 2023

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