

SUITE 2 RVB HOUSE

PHOENIX WAY | SWANSEA ENTERPRISE PARK | SA7 9FG

**HUNT &
THORNE**
CHARTERED SURVEYORS



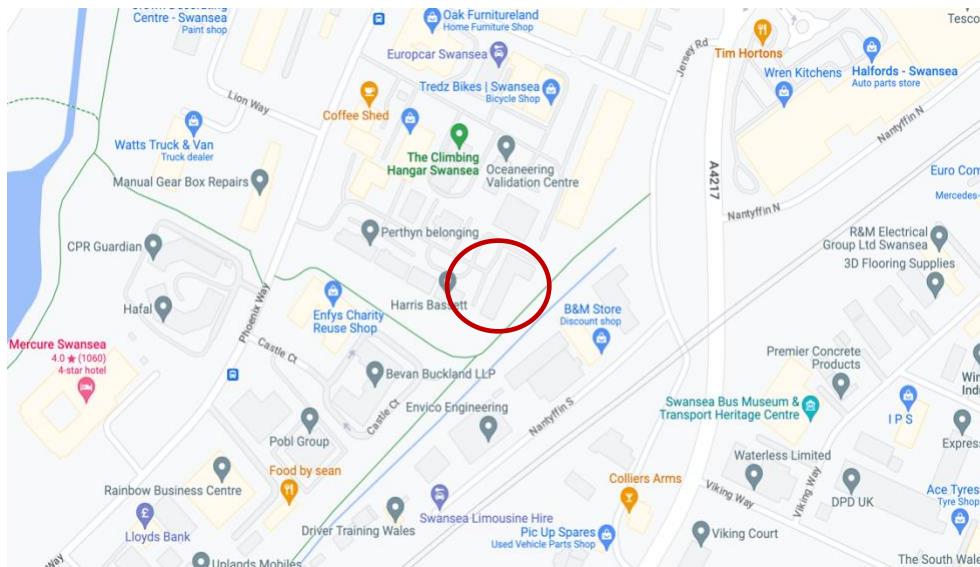
**OFFICE SUITE
TO LET**

- PART OPEN PLAN AND PART CELLULAR ACCOMMODATION
- OPTION FOR REFURBISHMENT WITH AIR CONDITIONING
- APPROXIMATELY 8 CAR PARKING SPACES
- CLOSE TO J44 & 45 OF M4
- RENT - £15,600PAX

Location

The property forms part of RVB House, a six suite development to the rear of New Mill Court, an office park off Phoenix Way, which is one of the central roads, circulating the lake of the Swansea Enterprise Park. J 44 & 45 of the M4 lie approximately 2 miles from the property.

Prominent occupiers in the immediate vicinity include Harris Bassett, MHA Accountants, Perthyn, Worsley and the Sony Centre.



DESCRIPTION

The property comprises of a two storey office building, with feature facing brick elevations, two features canopy entrances, under a concrete tile roof. Externally extensive car parking within landscape grounds.

ACCOMMODATION

Total:	144.93 SQ M	1,560 SQ FT
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RATEABLE VALUE

We have been informed via an enquiry on the Valuation Office web site that the property has a rateable value of £14,000

UBR for Wales 2023/24 is 0.535p in the £.

Interested parties are asked to verify the information.

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 property is available on new lease terms.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

The tenant to contribute to the maintenance of the external part of the estate via a service charge payment. The landlord to continue to insure and recover the premium cost from the tenant.

RENT

£15,500pax

EPC

TBC

VAT

Our client charges 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

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SAVILLS CARDIFF

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July 2023

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