

# UNIT 2 ATLANTIC CLOSE

SWANSEA ENTERPRISE PARK | SWANSEA | SA7 9FJ

**HUNT &  
THORNE**

CHARTERED SURVEYORS



**INDUSTRIAL UNIT | TO LET**

**£24,735 PAX**

- 306.36 SQ M (3,298 SQ FT)
- TRADE COUNTER / WAREHOUSE PREMISES.
- SMALL ENCLOSED FORECOURT YARD.
- HIGH OFFICE CONTENT.
- CLOSE TO J44 & 45 M4.

## LOCATION

The property is located to the rear of Ickle Bubba / Roland Music, at the end of a cul de sac, off Atlantic Close, which is a side road accessed off the roundabout linking Phoenix Way, Valley Way and Nantong Way, to the southern part of the Swansea Enterprise Park. J44 and 45 of the M4 motorway lie within 2 miles of the property.

Prominent occupiers in the immediate vicinity include Days Fiat, Sinclair Land Rover / Jaguar, Dobbies Garden Centre, Gravells Kia and AFI Lifting rentals being based next door.



## DESCRIPTION

A semi-detached modern industrial building, which is of steel portal frame construction, with part breeze block and facing brick elevation, with remaining alloy sheeting walls and roof. A small, enclosed compound exists to the front of the premises, providing car parking and loading areas.

## ACCOMMODATION

<b>Ground Floor:</b>	271.06 SQ M	2,918 SQ FT
<b>First Floor:</b>	35.30 SQ M	380 SQ FT
<b>Total:</b>	306.36 SQ M	3,298 SQ FT

## RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office, that the property has a rateable value of £13,000.

UBR for Wales 2023/24 is 0.535p 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

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## LEASE TERMS

The property is available on new lease terms.

## SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

A service charge will be payable in relation to the joint shared maintenance of the access road. The landlord will continue to insure the building and recover the premium cost from the tenant.

## RENT

£24,735 pax

## EPC

To be Provided.

## 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 letting agents Hunt & Thorne Chartered Surveyors.

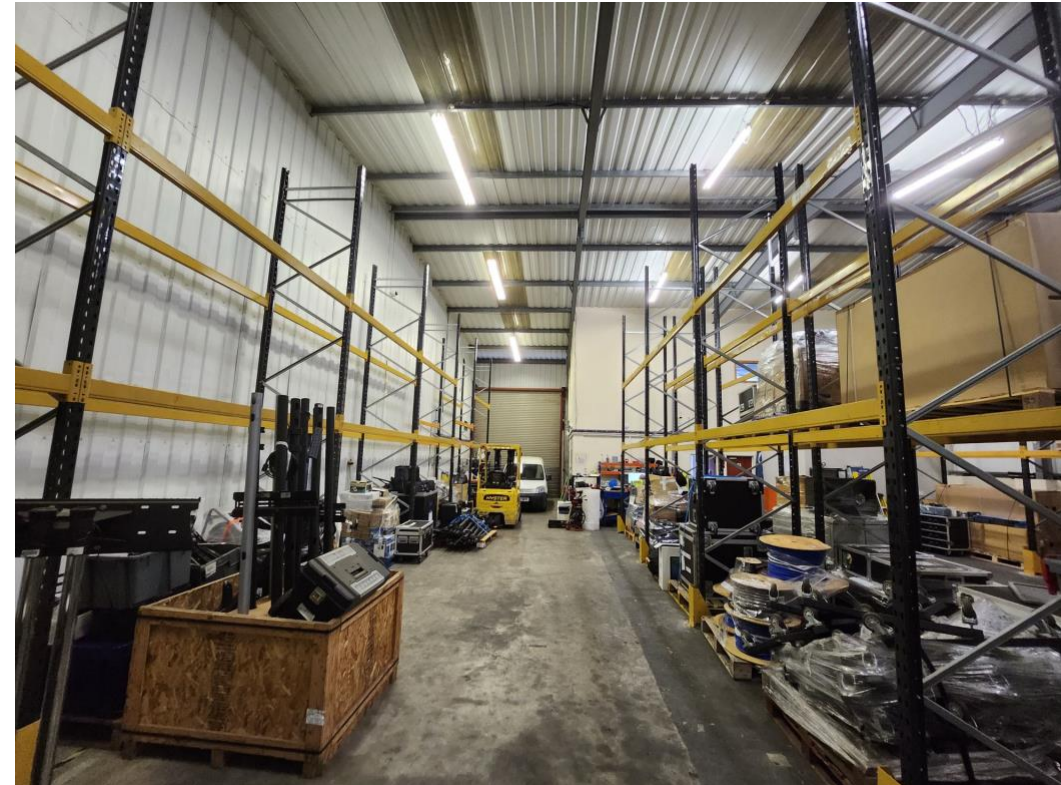
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July 2023



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