

# 24 TAWE BUSINESS VILLAGE

PHOENIX WAY | SWANSEA | SA7 9LA

**HUNT &  
THORNE**  
CHARTERED SURVEYORS



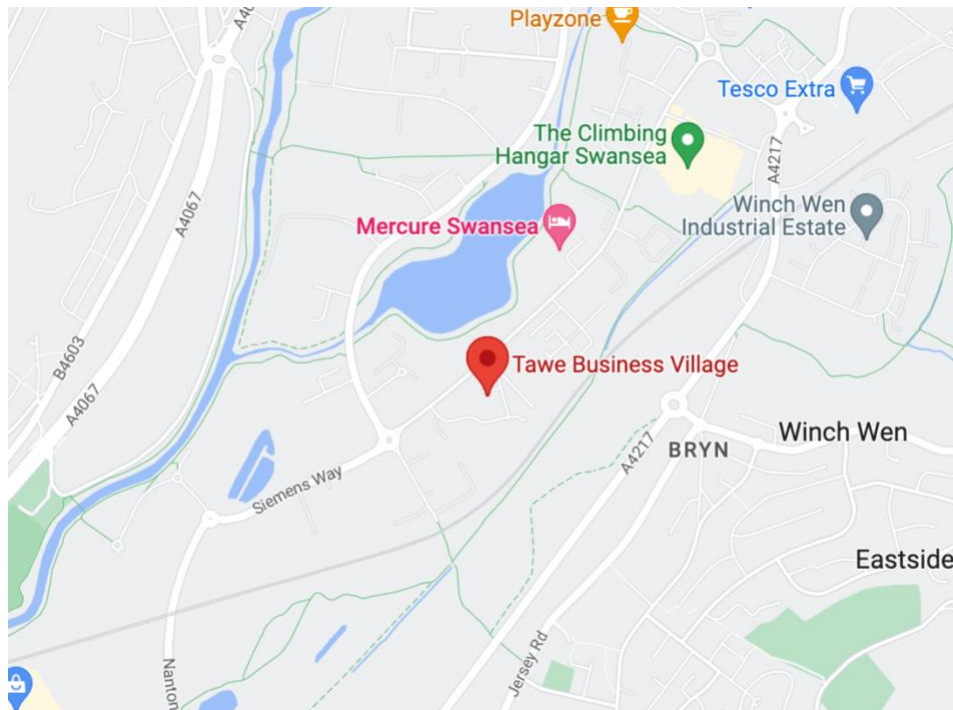
**OFFICE SPACE**  
**TO LET**

- TERRACED OFFICE BUILDING
- CLOSE TO J44 & J45 OF M4
- 1,155 SQ FT
- RENT £13,000 PAX

## LOCATION

The property is located on the established Tawe Business Village, off Phoenix Way, within the southern part of the Swansea Enterprise Park. Junction 44 and 45 of the M4 motorway are within 2 miles of the site.

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



## DESCRIPTION

A terrace office building, part of an office development, with elevation of breeze block and facing brick, with concrete tiled roof. The property is also part of the campus's office development.

Forecourt car parking is provided to the front of the property.

## ACCOMMODATION

First Floor:	56.69 SQ M	610 SQ FT
Ground Floor:	50.63 SQ M	545 SQ FT
<b>Total:</b>	<b>107.32 SQ M</b>	<b>1,155 SQ FT</b>

## RATEABLE VALUE

To Be Re-assessed

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

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## LEASE TERMS

The property is available on new lease terms.

## SERVICE CHARGE & 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

£13,000 pax

## EPC

Band: D

CR: 0493-0835-3530-7600-6403

## 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.

## JASON THORNE

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## MATTHEW SIMS

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March 2023

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