

WESTFIELD BUSINESS PARK

FFORESTFACH | SWANSEA | SA5 4SF

**HUNT &
THORNE**

CHARTERED SURVEYORS



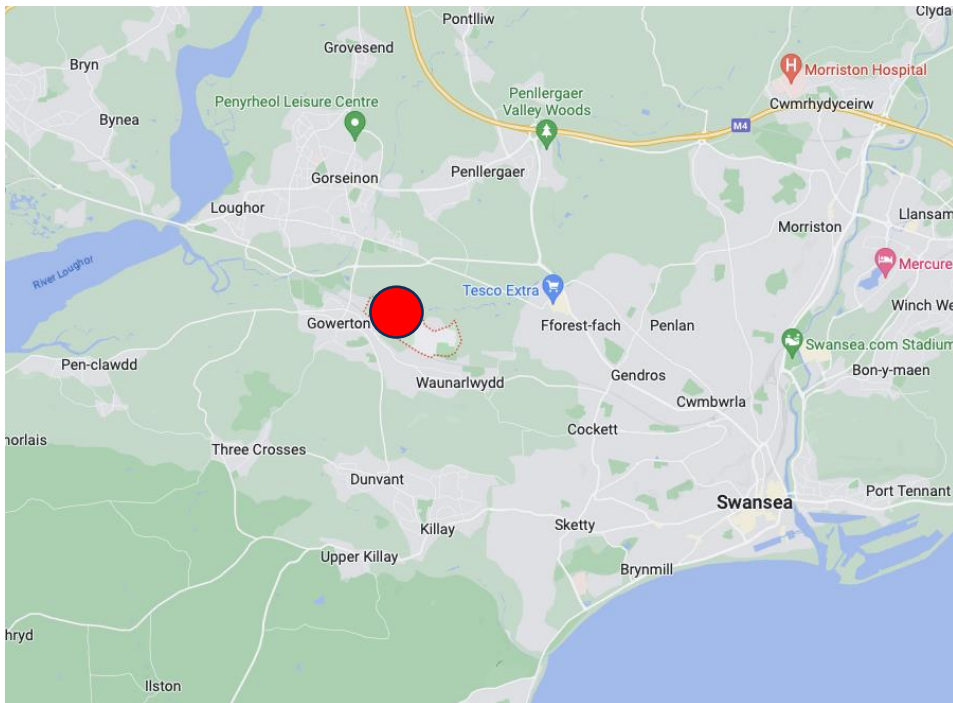
**YARD AREAS
STORAGE/DISTRIBUTION
TO LET**

- ESTABLISHED COMMERCIAL LOCATION
- YARD AREAS FROM 0.5 TO 5.0 ACRES
- FLEXIBLE LEASE TERMS AVAILABLE
- HIGHLY SECURE SITE CLOSE TO J47 M4
- FROM £17,500 PAX (£35,000 PER ACRE)

LOCATION

Westfield Business Park, formally known as Alcoa, is located to the west of Swansea West Business Park and 5 miles south of J47 M4. Access to the site is via Titanium Road, which leads off a roundabout off Ystrad Road.

Prominent occupiers in the immediate vicinity include Timet UK, Fiberight, Real Alloy, Cymru Coaches, Cogent Seating and Hall Brothers Distribution.



DESCRIPTION

A number of yard areas are available on site ranging from 0.5 acres and 5 acres.

RENTAL

Rental offers in the region of £35,000 pax per acre.

SERVICE CHARGE

A service charge is payable in relation to a contribution the security and maintenance of the external part of the estate.

VAT

All prices quoted exclusive of VAT. Our client reserves the right to charge vat on all payments.

RATEABLE VALUE

TBA

FURTHER INFORMATION

For further information or to arrange a viewing, please contact Hunt & Thorne Chartered Surveyors.

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AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

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