



**UNIT 3
OXWICH COURT
VALLEY WAY
ENTERPRISE PARK
SWANSEA
SA6 8RA**

**INDUSTRIAL/
OFFICES**

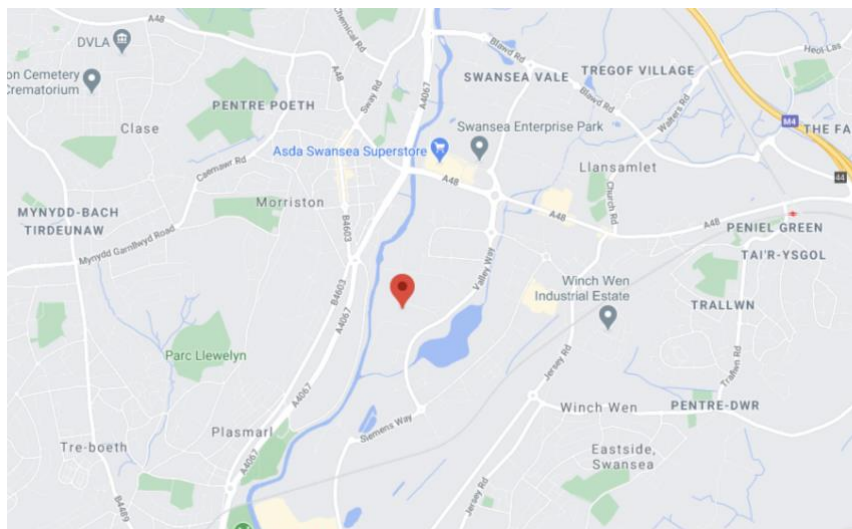
**TO LET
£12,750 pax**

- FLEXIBLE WAREHOUSE/OFFICE ACCOMMODATION
- 50% OFFICES/50% LIGHT INDUSTRIAL
- ESTABLISHED TRADE COUNDER/COMMERCIAL LOCATION
- CLOSE TO J44/45 M4 MOTORWAY
- 1,500 SQ FT (139.35 SQ M)
- AVAILABLE ON FLEXIBLE LEASE TERMS

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.



LOCATION

Oxwich Court is located within the heart of Swansea Enterprise Park, accessed via Valley Way and Coronet Way. J44 & J45 of the M4 motorway are within 2 miles to the north with Swansea City Centre located 4 miles to the south.

Prominent occupiers in the immediate vicinity include Bassetts Honda, Hurns Brewery, BSS Group, Dr Organic and FRF Volvo.

DESCRIPTION

A steel portal frame building with elevations of facing brick and breeze block under an alloy clad roof. The property forms part of a courtyard development of 18 units housed in 3 terraces.

ACCOMMODATION

	Sq M	Sq Ft
Ground Floor	139.35	1,500
Total	139.35	1,500

TERMS

Available on new lease terms, to be agreed.

RENT

£12,750 per annum exclusive

RATEABLE VALUE

VOA Website RV £5,900
 UBR for Wales 2023/24 is 0.535p in the £.

SERVICE CHARGE & INSURANCE

A service charge is payable in relation to the joint shared maintenance of the external common areas of the estate. The landlord to continue to insure and recover the premium cost from the tenant.

EPC

TBC

VAT

All prices are quoted exclusive of VAT. VAT will be payable on all payments.

VIEWING

For further information or to arrange a viewing, please contact the sole agents:

JASON THORNE

jason@huntandthorne.com
 07387 188482

MATTHEW SIMS

matthew@huntandthorne.com
 07825 372503

