

# UNIT 1 ACORN COURT

CLARION CLOSE, ENTERPRISE PARK, SWANSEA, SA6 8QU

**HUNT &  
THORNE**

CHARTERED SURVEYORS



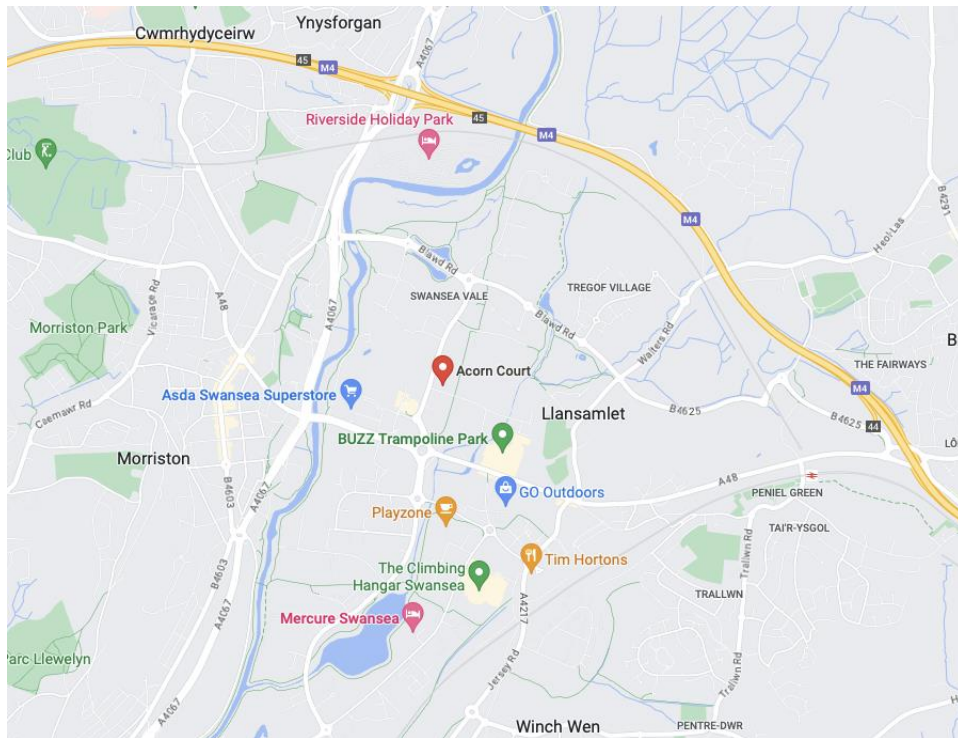
**TRADE COUNTER  
TO LET**

- MODERN TRADE COUNTER UNIT
- PROMINENT ROADSIDE DEVELOPMENT
- CLOSE TO J44 & 45 M4
- WAREHOUSE & FIRST FLOOR OFFICE
- TOTAL ACCOMMODATION APPROX 4,248 SQ FT
- RENT £29,750 PAX

## LOCATION

Acorn Court is located at the northern end of the Enterprise Park, close to the junction with Upper Fforest Way and Camffrwd Way. Conveniently located within 1 mile of J45 of the M4 motorway.

Prominent occupiers in the immediate vicinity include Arco Safety Wear, Booker, Cash and Carry, Asda, Costa, Benchmarx and Joes Ice Cream.



## DESCRIPTION

An end of terrace modern portal frame building, with elevations of facing brick, breeze block, with alloy cladding to the upper part of the walls and roof.

Minimum eaves 5.7m. Externally forecourt car parking and loading area to the front of the building.

## ACCOMMODATION

This comprises warehouse and staff accommodation to the ground floor with office accommodation to the first floor. There is also a mezzanine connected to the first-floor office block.

Floor areas are as follows:

Ground Floor:	323.98 sq m	3,487 sq ft
First Floor Office	70.72 sq m	761 sq ft
<b>Total</b>	<b>394.70 sq m</b>	<b>4,248 sq ft</b>

Plus mezzanine of approx. 70.56 sq m (759 sq ft)

## RATEABLE VALUE

£17,250

UBR for Wales 2022/23 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 full repairing and insuring 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. 2023 service charge apportionment is £TBC

The landlord to insure the building and recover the premium cost from the tenant.

## RENT

£29,750 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.

### JASON THORNE

jason@huntandthorne.com

07387 188482

### MATTHEW SIMS

matthew@huntandthorne.com

07825 372503

November 2023



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