

# SUITE 1, AXIS 2 BUISNESS CENTRE

SWANSEA VALE | SWANSEA | SA7 0AJ

**HUNT &  
THORNE**

CHARTERED SURVEYORS



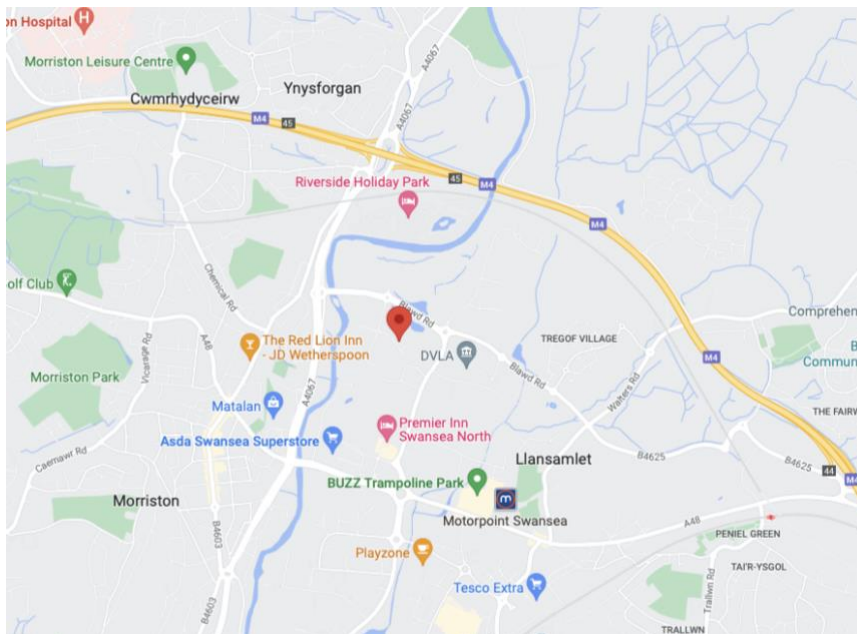
**GRADE A OFFICE SUITE  
TO LET**

- HIGH QUALITY GRADE A OFFICE SUITE
- AIR CONDITIONING AND LIFT ACCESS
- CLOSE TO J45 M4
- 46.08 SQ M (496 SQ FT)

## LOCATION

Axis Court development is ideally located to the north of Swansea Enterprise Park, within the commercial development known as Swansea Vale. Excellent communications are provided to J45 of the M4 motorway, which is within 1 mile of the premises.

Occupiers within Swansea Vale include DVLA, ERS, National Grid, Towergate Insurance, DJM Solicitors, James & Uzzell Accountants and Handelsbanken.



## DESCRIPTION

A ground floor joint office suite within a semi-detached modern Grade A office building, with the accommodation set on two floors. A steel frame building with breeze block and rendered elevations, beneath a concrete tiled roof.

### Features:

- \* Grade A office accommodation
- \* Air Conditioning
- \* Disabled lift
- \* Floor boxes
- \* 2 Car Parking Spaces

## ACCOMMODATION

<b>Total:</b>	<b>46.08 SQ M</b>	<b>496 SQ FT</b>
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## RATEABLE VALUE

TBC

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 a new lease, terms open to negotiations.

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

RENT	SC	BI	Total PA
£7,440	£2,408	£697.19	£10,618

## EPC

Band – D – 85

CN – 4777-7889-6732-1197-9960

## 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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07387 188482

### MATTHEW SIMS

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07825 372503

November 2023

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