

CONWY BUSINESS HUB

HUNT & THORNE
CHARTERED SURVEYORS

CONWY HOUSE | PHOENIX WAY | ENTERPRISE PARK SWANSEA | SA7 9EQ

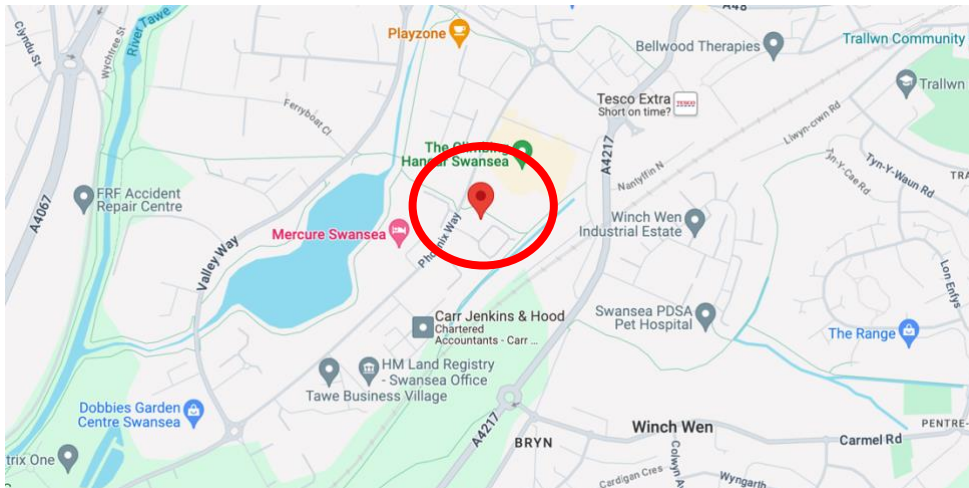


NEW OFFICE SUITES | TO LET
FROM £800 PAX

- NEW PRIME ROADSIDE OFFICE DEVELOPMENT
- ESTABLISHED BUSINESS PARK LOCATION
- AVAILABLE ON FLEXIBLE LEASE TERMS
- FROM 14.91 SQ M (161 SQ FT)

LOCATION

Conwy House is a prestigious office building located on Castle Court office development, prominently located fronting Phoenix Way, one of the main access roads circulating the central lake, within the Swansea Enterprise Park. Prominent occupiers in the immediate vicinity include Lloyds Bank, Johnson Controls, Pobl, Bevan Buckland Accountants, Lakeside Vets, Oak Furniture and Home Bargains. The park has excellent road access with junctions 44 & 45 of the M4 motorway, located approx. 2 miles north of the property. Swansea city centre being located approx. 5 miles to the south.



DESCRIPTION

Conwy House forms part of the Castle Court office development, a modern office scheme constructed in the 1980's. The development is a steel frame, brick / breeze block elevation under a concrete tiled roof. The property has the following features:

- Refurbished office rooms
- Storage accommodation
- Flexible letting

ACCOMMODATION

Please see Availability Schedule.

RATEABLE VALUE

A new rateable value will be set on this property.

UBR for Wales is 0.535p 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

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.

LEASE TERMS

The property is available on new flexible lease terms.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

A service charge will be payable for the maintenance of the external common areas of the estate and the cost of insuring the property.

RENT

FROM £800 pax

EPC

Rating - C

CN-5073-4261-1313-3404-9795

VAT

VAT is payable 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

Or, via our joint agent:

GARY CARVER

Savills

gcarver@savills.co.uk

07972 000 171

DECEMBER 2023

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SUITE NO	SIZE SQ M	SIZE SQ FT	RENT PAX	S/C PAX	BI PAX	CAR PARKING	AVAILABILITY
1	52.14	561	£6,732.00	£2,244.00	£129.03	2	IMMEDIATELY
2	36.96	398	£4,776.00	£1,592.00	£91.54	2	IMMEDIATELY
3	27.56	297	£3,564.00	£1,188.00	£68.31	1	IMMEDIATELY
4	15.64	169	£2,535.00	£676.00	£38.87	1	IMMEDIATELY
5	15.42	166	£2,490.00	£664.00	£39.18	1	IMMEDIATELY
6	15.53	167	£2,505.00	£668.00	£38.41	1	IMMEDIATELY
7	15.53	167	£2,505.00	£668.00	£38.41	1	IMMEDIATELY
8	55.08	593	£7,116.00	£2,372.00	£136.39	1	IMMEDIATELY
9	36.88	397	£4,764.00	£1,588.00	£93.31	1	IMMEDIATELY
10	26.42	285	£3,420.00	£1,140.00	£65.55	1	IMMEDIATELY
11	31.46	339	£4,068.00	£1,356.00	£77.97	2	IMMEDIATELY
12	15.59	168	£2,520.00	£672.00	£38.64	1	IMMEDIATELY
14	15.37	166	£2,490.00	£664.00	£38.18	1	IMMEDIATELY
STORE 1	14.91	161	£1,610.00	£644.00	£37.03	0	IMMEDIATELY
STORE 2	7.39	80	£800.00	£320.00	£18.40	0	IMMEDIATELY

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