

# INDUSTRIAL AT WESTFIELD BUSINESS PARK

FFORESTFACH | SWANSEA | SA5 4SF

**HUNT &  
THORNE**

CHARTERED SURVEYORS



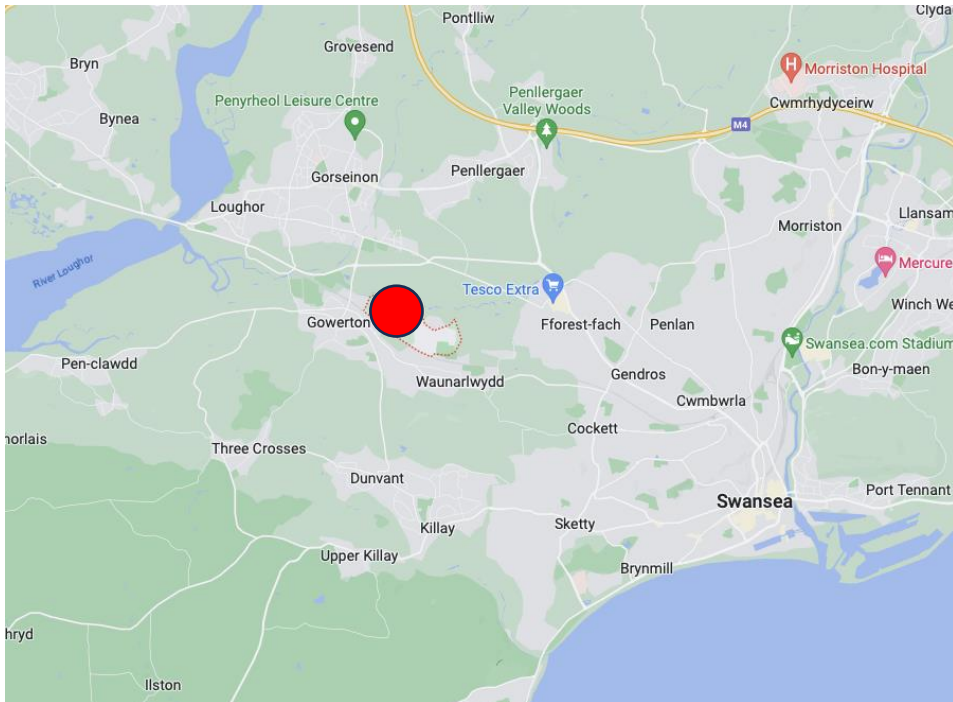
**INDUSTRIAL ACCOMMODATION  
TO LET**

- ESTABLISHED COMMERCIAL LOCATION
- FROM 10,000 TO 100,000 SQ FT
- STORAGE/DISTRIBUTION/WAREHOUSE
- UNITS AVAILABLE WITH LARGE YARDS
- HIGHLY SECURE SITE CLOSE TO J47 M4

## 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, Fibright, Real Alloy, Cymru Coaches, Cogent Seating and Hall Brothers Distribution.



## DESCRIPTION

A large refurbishment program is underway. A variety of sized industrial units are available between 10,000 to 100,000 sq ft, which will be divided and refurbished to demand. The properties have good eaves height and are available with exclusive yards.

## RENTAL

Rental of £4.50 to £5.50 per sq ft depending on yard provided.

## SERVICE CHARGE

A service charge is payable in relation to a contribution the security and maintenance of the external part of the estate. The landlord to continue to insure and recover the premium cost from the tenant.

## 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.

## JASON THORNE

[jason@huntandthorne.com](mailto:jason@huntandthorne.com)

07387 188482

## MATTHEW SIMS

[matthew@huntandthorne.com](mailto:matthew@huntandthorne.com)

07825 372503

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.





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.





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.