

OFFICES AT WESTFIELD BUSINESS PARK

FFORESTFACH | SWANSEA | SA5 4SF

**HUNT &
THORNE**

CHARTERED SURVEYORS



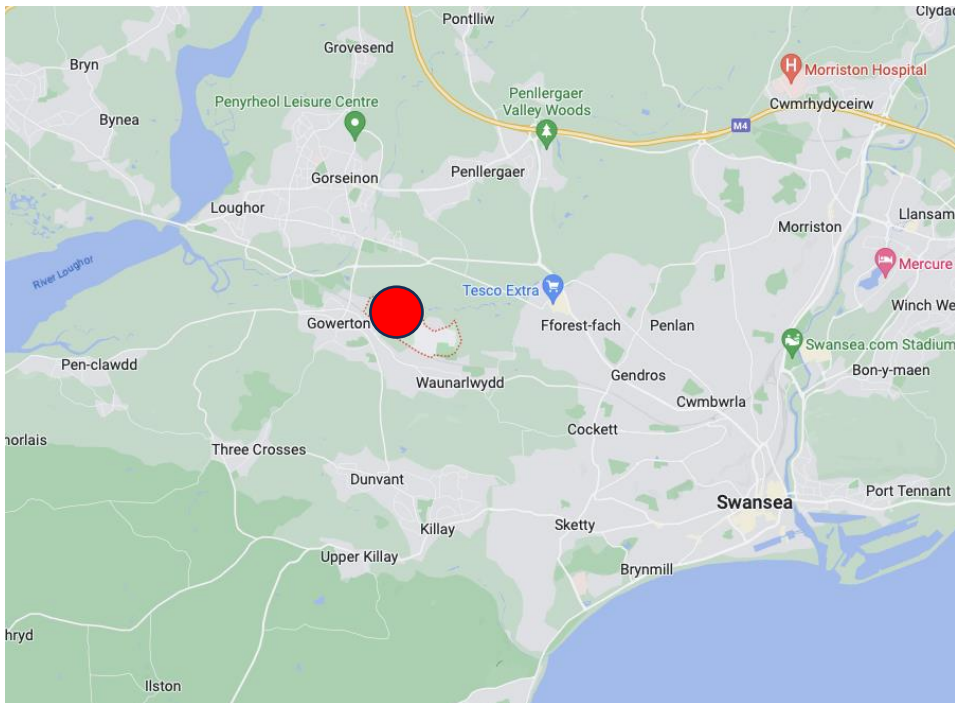
OFFICE ACCOMMODATION TO LET

- ESTABLISHED COMMERCIAL LOCATION
- OFFICES FROM 200 TO 5,000 SQ FT
- GENEROUS ON-SITE CAR PARKING
- FLEXIBLE LEASE TERMS AVAILABLE
- HIGHLY SECURE SITE CLOSE TO J47 M4
- FROM £300 PCM

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



DESCRIPTION

The office building is located to the southern part of the site. The accommodation is on three floors and has an extremely high level of car parking. The building is currently undergoing a refurbishment program.

RENTAL

200 sq ft : £300 per month	2,000 sq ft: £3,000 per month
400 sq ft: £600 per month	3,000 sq ft: £4,500 per month
600 sq ft: £900 per month	4,000 sq ft: £6,000 per month
1,000 sq ft: £1,500 per month	2,000 sq ft: £3,000 per month

The above includes rental, service charge, building insurance, electric and water. The above excludes rates payable, telephone and broadband.

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.

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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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