# SUITE 1, SEASWAN HOUSE

**SWANSEA SA7 9EQ** 





# BUSINESS SUITE | TO LET

£5,185 PAX

- 2022 MODERN REFURBISHMENT
- EST BUSINESS LOCATION CLOSE TO JCT 44 & 45 M4
- GOOD ON-SITE CAR PARKING
- 40.09 SQ M (432 SQ FT)
- £5,185 PAX



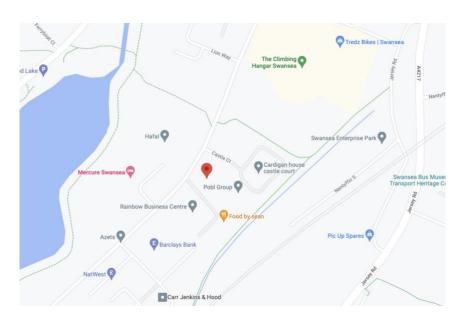
### 01792 776600

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#### **LOCATION**

Seaswan House is located in the heart of the Swansea Enterprise Park, within the main office sector on Phoenix Way. Prominent occupiers in the immediate vicinity include Lloyds Bank, Virgin Holidays, Pobl, Bevan & Buckland Accountants, Johnson Controls and Lakeside Vets.

The site benefits from being only 2 miles south of J44 and 45 of the M4 and three miles north of Swansea City Centre.



#### **DESCRIPTION**

The development comprises of four buildings which include Pobl House, Conwy House and Cardigan House. Seaswan House comprises of two semi-detached buildings, which are steel frame with facing brick elevations, under a concrete tiled roof.

Car parking and landscape grounds surround the property. Block A is highly prominent, fronting Phoenix Way, which was fully refurbished in 2022, with larger suites available in Block B.

#### **ACCOMMODATION**

Total:	40.09 SQ M	432 SQ FT
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#### RATEABLE VALUE

See availability schedule



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#### **LEASE TERMS**

The property is available on a new lease on terms to be agreed.

#### **RENT**

£5,185 PAX

#### **SERVICE CHARGE & BUILDING INSURANCE**

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

#### **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.

#### **VAT**

VAT is payable in addition on all payments

#### **FURTHER INFORMATION**

For further information or to arrange a viewing, please contact Hunt & Thorne Chartered Surveyors.

#### **JASON THORNE**

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#### **MATTHEW SIMS**

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December 2023



### 01792 776600

## huntandthorne.com



AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISTITION

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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