

UNIT 2 OXWICH COURT

FENDROD BUSINESS PARK, ENTERPRISE PARK, SWANSEA, SA6 8RA

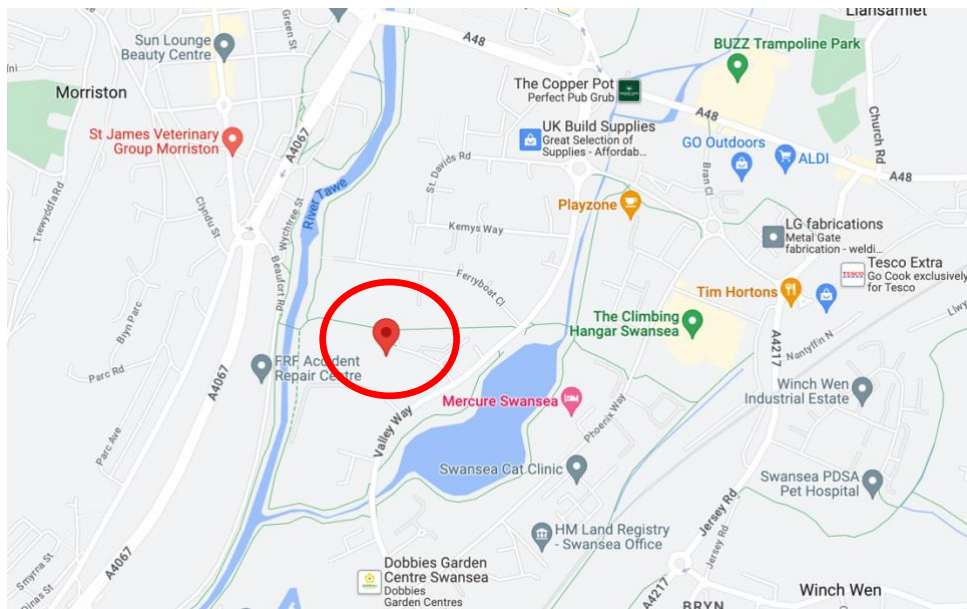


**INDUSTRIAL/
TRADE COUNTER
TO LET**

- ESTABLISHED TRADE COUNTER/COMMERCIAL LOCATION
- CLOSE TO J44/45 M4 MOTORWAY
- 278.71 SQ M (3,000 SQ FT)
- AVAILABLE ON FLEXIBLE LEASE TERMS
- £22,500 PAX

LOCATION

Oxwich Court is located within the heart of Swansea Enterprise Park, accessed via Valley Way and Coronet Way. J44 & J45 of the M4 motorway are within 2 miles to the north with Swansea City Centre located 4 miles to the south.



DESCRIPTION

A steel portal frame building with elevations of facing brick and breeze block under an alloy clad roof. The property forms part of a courtyard development of 18 units housed in 3 terraces.

ACCOMMODATION

Total:	278.71 SQ M	3,000 SQ FT
---------------	-------------	-------------

RATEABLE VALUE

£11,750

UBR for Wales 2023/24 is 0.535p in the £.

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 is payable in relation to the joint shared maintenance of the external common areas of the estate. The landlord to continue to insure and recover the premium cost from the tenant.

RENT

£22,500 PAX

EPC

Rating - D

0180-0545-1439-1892-9006

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

November 2023



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.