

# UNIT 5a FISHMARKET QUAY

TRAWLER ROAD, MARITIME QUARTER, SWANSEA, SA1 1UP

**HUNT &  
THORNE**  
CHARTERED SURVEYORS

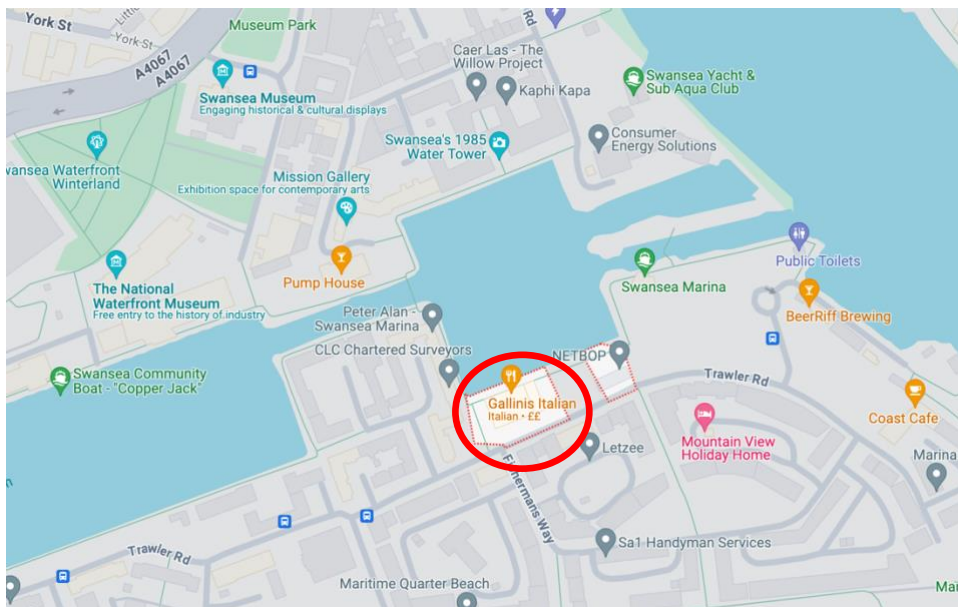


**INDUSTRIAL/  
TRADE COUNTER  
TO LET**

- 145 SQ M (1,554 SQ FT)
- INDUSTRIAL/TRADE COUNTER PREMISES
- PROMINENT MARINA LOCATION
- RENT £10,500 PAX

## LOCATION

Fishmarket Quay is located within the Maritime Quarter, to the south of Swansea City Centre. Access is via Trawler Road which links to the A4067 providing access to the M4 via junctions 45, 44 and 42. Occupiers in the direct vicinity include, Pump House, National Waterfront Museum, El Pescador, Swansea Arena and LC2 Swansea.



## DESCRIPTION

The accommodation comprises of terraced industrial units for use as warehouse or distribution purposes.

- Vehicular access via Trawler Road
- Fringe of City Centre and 4 miles from Swansea Enterprise Park

## ACCOMMODATION

<b>Total:</b>	145 SQ M	1,554 SQ FT
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## RATEABLE VALUE

Combined (Unit 4 and 5a) £20,500

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.

## RENT

£10,500 pax

## EPC

TBC

## 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.

## FURTHER INFORMATION

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

### JASON THORNE

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### MATTHEW SIMS

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### WILL HUNT

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DECEMBER 2023

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# HUNT & THORNE

CHARTERED SURVEYORS

01792 776600

[huntandthorne.com](http://huntandthorne.com)



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