

RAINBOW BUSINESS CENTRE

PHOENIX WAY | SWANSEA | SA7 9EH

HUNT & THORNE
CHARTERED SURVEYORS



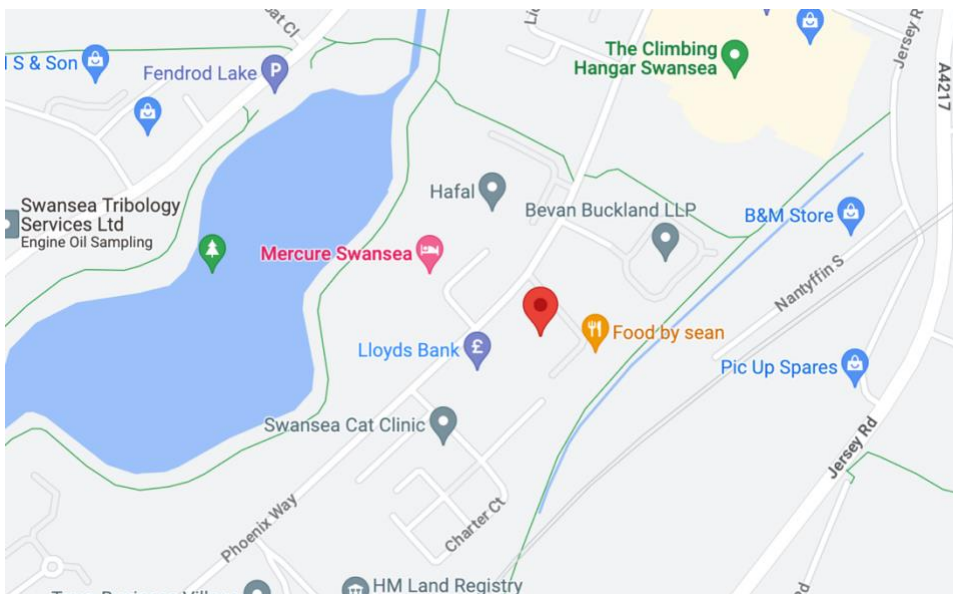
BUSINESS HUB/OFFICE | TO LET
FROM £270PCM

- MULTI-LET BUSINESS CENTRE
- FLEXIBLE BUSINESS/OFFICE ACCOMMODATION
- GENEROUS CAR PARKING
- FLEXIBLE LEASE TERMS AVAILABLE
- ALL INCLUSIVE RENTS
- FROM £270PCM

LOCATION

Rainbow Business Park is located in the heart of Swansea Enterprise Park. The development fronts the busy Phoenix Way, which is one of the main arterial roads running through the park, circulating the central lake, J44 & 45 of the M4 motorway are within 2 miles of the property.

Prominent occupiers in the immediate vicinity include, The Land Registry, Barclays, Nat West, Lloyds Bank



DESCRIPTION

The accommodation occupies one main building and two further terraced elevations. The office accommodation is housed in the front two storey configuration of the main building overlooking Phoenix Way.

Access is via a secured shared lobby are, which is manned almost all day. Plenty of on site car parking exists to the left hand side of the property.

ACCOMMODATION

Please see schedule below

RATEABLE VALUE

UBR for Wales 2023/24 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 lease terms.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

A service charge will be payable in relation to the joint shared maintenance of the access road. The landlord will continue to insure the building and recover the premium cost from the tenant.

RENT

Please see schedule below.

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.

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

July 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.

Rainbow Business Village Suites				
UNIT	SIZE SQ M	SIZE SQ FT	RENT	AVAILABILITY
Office 2	25.08 SQ M	270 SQ FT	£4,120 Pax + VAT	Available 1st Dec 2023
Unit B2	32.52 SQ M	350 SQ FT	£3,400 Pax + VAT	Immedietly
Unit B3	32.52 SQ M	350 SQ FT	£3,400 Pax + VAT	Immedietly
Unit B5	32.52 SQ M	350 SQ FT	£3,400 Pax + VAT	Immedietly
Unit C1	25.08 SQ M	270 SQ FT	£3,040 Pax + VAT	Immedietly
Unit C4	25.08 SQ M	270 SQ FT	£3,040 Pax + VAT	Available 1st Jan 2024
Unit C8	25.08 SQ M	270 SQ FT	£3,040 Pax + VAT	Available 1st Apr 2024
Unit D5	30.19 SQ M	325 SQ FT	£3,840 Pax + VAT	Immedietly
Unit D7/E7	62.71 SQ M	675 SQ FT	£8,220 Pax + VAT	Available 1st Jan 2024
Unit E4	32.52 SQ M	350 SQ FT	£4,120 Pax + VAT	Available 1st Jan 2024
Unit F4	45.24 SQ M	487 SQ FT	£5,420 Pax + VAT	Available 1st Apr 2024

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.