

# UNIT 10 OXWICH COURT

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

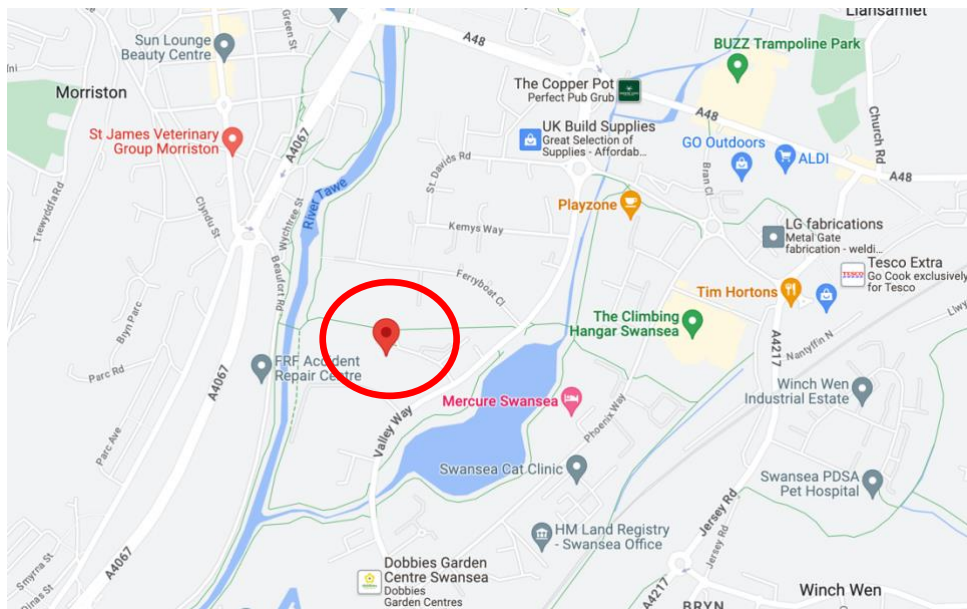


**INDUSTRIAL/  
TRADE COUNTER  
TO LET**

- FLEXIBLE WAREHOUSE
- ESTABLISHED TRADE COUNTER/COMMERCIAL LOCATION
- CLOSE TO J44/45 M4 MOTORWAY
- 232 SQ M (2,500 SQ FT)
- AVAILABLE ON FLEXIBLE LEASE TERMS
- RENT £20,000 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

<b>Total:</b>	232 SQ M	2,500 SQ FT
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## RATEABLE VALUE

£9,500

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

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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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## 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

£20,000 PAX

## EPC

TBC

## 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





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