

SUITE 5, THE HUB

COPPER COURT | PHOENIX WAY | SA7 9FG

**HUNT &
THORNE**

CHARTERED SURVEYORS



OFFICE SPACE TO LET

- FLEXIBLE FIRST FLOOR OFFICE SPACE
- MULTI-LET BUSINESS CENTRE
- PROMINENT LOCATION WITHIN SWANSEA ENTERPRISE PARK
- 21.77 SQ M (232 SQ FT) WITH 2 PARKING SPACES
- £5,800 PAX (ALL-INCLUSIVE)

LOCATION

The property is located in the heart of Swansea Enterprise Park. Access is provided off Phoenix Way. Prominent occupiers within the vicinity include Tesco Extra and Greggs.

DESCRIPTION

Business centre office accommodation on the first floor of a two-storey office building. A shared entrance to the ground floor leads to stairs giving access to the first floor suites. Lift access also available.

ACCOMMODATION

232 SQ FT

2 Car Parking Spaces

TERMS

Available on new flexible lease terms, to be agreed.

RENT

All-inclusive rents to include heating, electricity, building insurance and service charge.

£5,800 PAX (All Inclusive)

RATEABLE VALUE

UBR for Wales is 0.535p in the £.

LEGAL COSTS

Each Party responsible for their own legal costs.

FURTHER INFORMATION

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

JASON THORNE

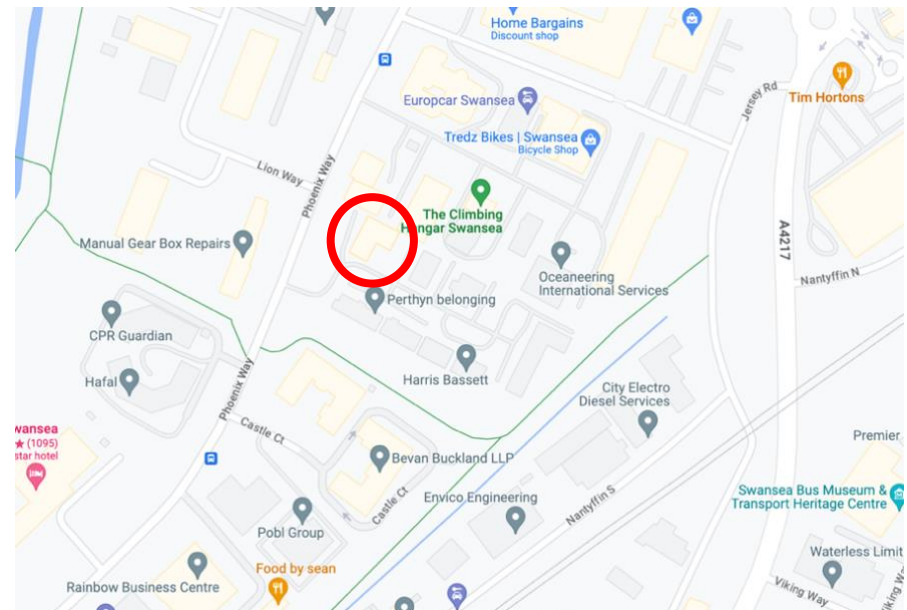
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AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

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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