

FIRST FLOOR, SUITE 3, TY DAVIES

HUNT &
THORNE
CHARTERED SURVEYORS

TAWE BUSINESS VILLAGE | SWANSEA ENTERPRISE PARK | SA7 9LA

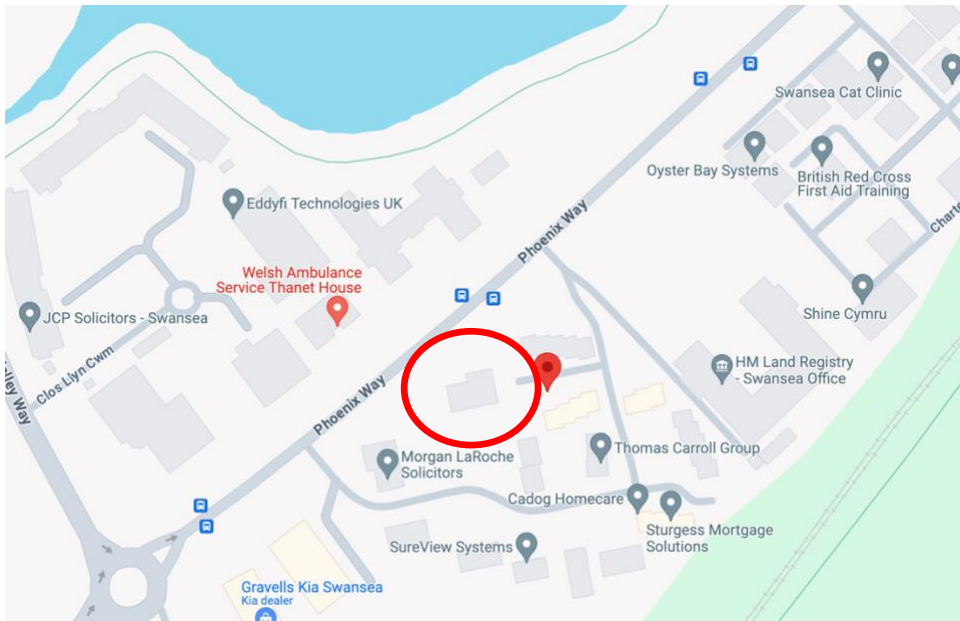


OFFICE SPACE TO LET

- 127.28 SQ M (1,370 SQ FT)
- HIGH QUALITY, GRADE A OFFICE SUITE.
- PLENTY OF ON-SITE CAR PARKING.
- LIFT ACCESS.
- CLOSE TO J44 AND 45 OF THE M4.
- £17,125 PAX

LOCATION

The property is located on Tawe Business Village, with direct access onto Phoenix Way, which is one of the main roads in the established business location of the Enterprise Park. The property lies approx. 4 miles north of the city centre and is within two miles of J44 and 45 of the M4 motorway.



DESCRIPTION

The office suite is located to part of the first floor of a modern office development, which is of brick / breeze block elevations, beneath a concrete tiled roof. The suite benefits from lift access, suspended ceilings and raised access floors. Forecourt car parking exists to the front of the property, shared with the rest of the premises.

ACCOMMODATION

Total:	127.28 SQ M	1,370 SQ FT
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RATEABLE VALUE

We have been informed via the Valuation Office website that the property has a rateable value of £21,500, provided this is suite C.

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 office suite is available on new lease terms from 1st March 2024.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

The tenant to pay a service charge towards the maintenance of the internal areas of the property, the exterior maintenance of the building and the maintenance of the estate. The landlord to continue to insure and recover the premium cost from the tenant.

RENT

£17,125 PAX

EPC

Energy Rating: D

CN: 9610-3092-0112-0503-5525

VAT

All prices are quoted exclusive of 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

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MATTHEW SIMS

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February 2024

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