

# UNIT 13/14 PROSPECT PARK

QUEENSWAY | SWANSEA WEST BUSINESS PARK | SA5 4ED

HUNT &  
THORNE  
CHARTERED SURVEYORS

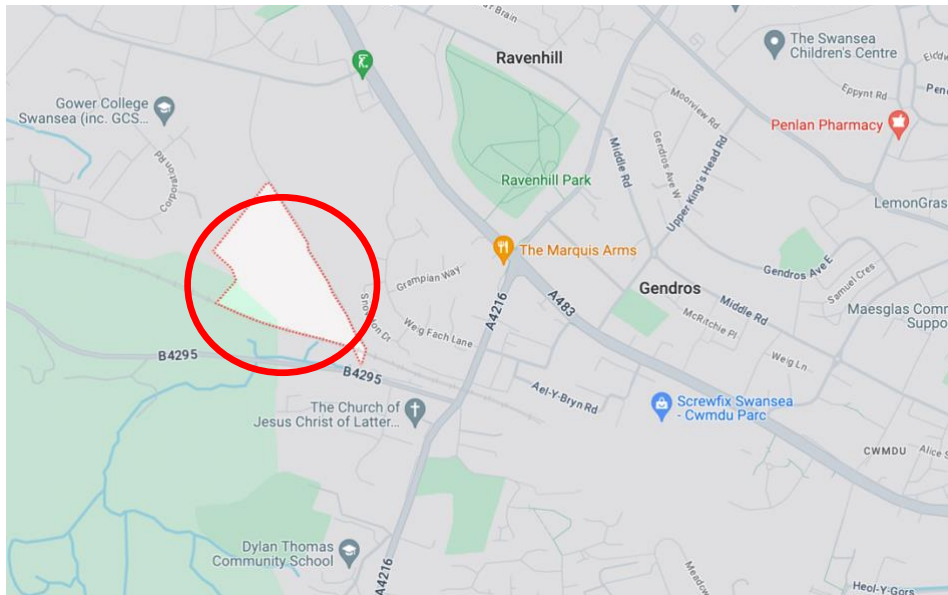


**INDUSTRIAL  
TO LET**

- INDUSTRIAL ACCOMMODATION COMPRISING
- 1,136 SQ M (12,229 SQ FT)
- 2 MILES FROM J47 OF THE M4 MOTORWAY
- GOOD EAVES HEIGHT (7.7M); CAN BE SPLIT INTO TWO UNITS
- GOOD ON-SITE CAR PARKING
- RENT £73,374 PAX

## LOCATION

Prospect Park is at the end of the Queensway, in the upper part of Swansea West Business Park, Swansea. The park benefits from good transport links to Swansea City Centre and J47 of the M4, which lies 2 miles to the northwest. Prominent occupiers in the immediate area include Charactor, Hurns Brewery, Ken Williams Motors, Swansea Gymnastics, Wheelies Direct and Plexus.



## DESCRIPTION

The industrial building is located to the rear of the site and comprises of standard steel frame structure with alloy sheeting. The property has recently had a new roof covering.

## ACCOMMODATION

<b>TOTAL:</b>	1,136.1 SQ M	12,229 SQ FT
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## RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office, that the property has a rateable value of £TBC. A new rateable value assessment is needed.

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

Tenant to contribute to the external maintenance of the common areas via a service charge payment. The landlord to continue to insure the property and recover the premium for the tenant.

## RENT

£73,374 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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February 2024

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