

FORMER LEATHER SOFA PREMISES

CORPORATION ROAD | FELINFACH, SWANSEA WEST BUSINESS PARK | SA5 4HF



WAREHOUSE/DISTRIBUTION

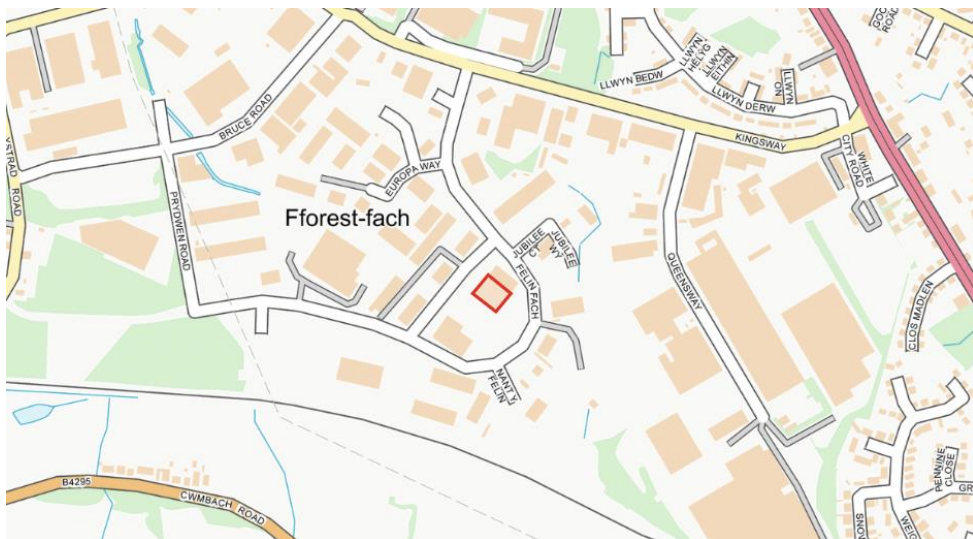
TO LET

- 0.25 ACRE CONCRETE YARD
- FOUR ROLLER DOORS
- CLOSE TO J47 OF THE M4
- 1,516.28 SQ M (16,321 SQ FT)
- MEZ 1,139.87 (12,269 SQ FT)
- OFFERS IN THE REGION OF £95,000 PAX

LOCATION

The property is located on the modern Felinfach estate, within Swansea West Business Park. The site has good communications to J47 of the M4 motorway, which is approximately 3 miles to the North West and Swansea City Centre, 4 miles to the South East.

Prominent occupiers in the immediate vicinity include Gower College, Wheelies, AB Glass, City Electrical Factors, DHL, DVLA and TNT Express Services. Totally Welsh occupy the adjoining building.



DESCRIPTION

A semi detached modern steel portal frame building, clad in alloy cladding to the roof and walls. The building benefits from the following features:

- **MIN EAVES 5.62 M**
- **MAX EAVES 8.71 M**
- **¼ ACRE CONCRETE YARD.**
- **FORECOURT LOADING AREA.**
- **4 FULL HEIGHT ROLLER DOOR ACCESS.**
- **MEZ FLOOR.**

ACCOMMODATION

GROUND FLOOR:	1,516.28 SQ M	16,321 SQ FT
OPTIONAL MEZ:	1,139.87 SQ M	12,296 SQ FT

RATEABLE VALUE

Following an enquiry on the Valuation Office web site, we have been advised that the property has a rateable value of:

Unit B £32,500

Unit C £32,500

UBR for Wales 2023/24 is 0.535p in £

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

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1 Castle, Phoenix Way, Enterprise Park, Swansea Wales SA7 9EQ.

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

A new lease term is available. Open to negotiations.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

The tenant to pay a contribution towards the maintenance of the external communal areas of the estate. The landlord to continue to insure and recover the premium costs from the tenant.

RENTAL

Offers in the region of £95,000 pax.

EPC

To be advised.

VAT

All prices are quoted exclusive of VAT. Our client reserves the right to charge VAT on all payments. However, we have been informed that the property is not currently elected for VAT.

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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March 2024

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