

# SUITE 10, THE HUB

COPPER COURT | PHOENIX WAY | SA7 9FG

**HUNT &  
THORNE**

CHARTERED SURVEYORS



## OFFICE SPACE TO LET

- 130.09 SQ M (1400 SQ FT)
- FLEXIBLE FIRST FLOOR OFFICE SPACE
- MULTI-LET BUSINESS CENTRE
- PROMINENT LOCATION WITHIN SWANSEA ENTERPRISE PARK
- £14,000 PAX

## 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

1,400 SQ FT

## TERMS

Available on new flexible lease terms, to be agreed.

## RENT

£14,000 PAX

## SERVICE CHARGE & BUILDING INSURANCE

A service charge will be payable for the maintenance of the internal and external common areas of the estate and the cost of insuring the property. Service Charge is currently £5,600pax.

## RATEABLE VALUE

UBR for Wales is 0.562p 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

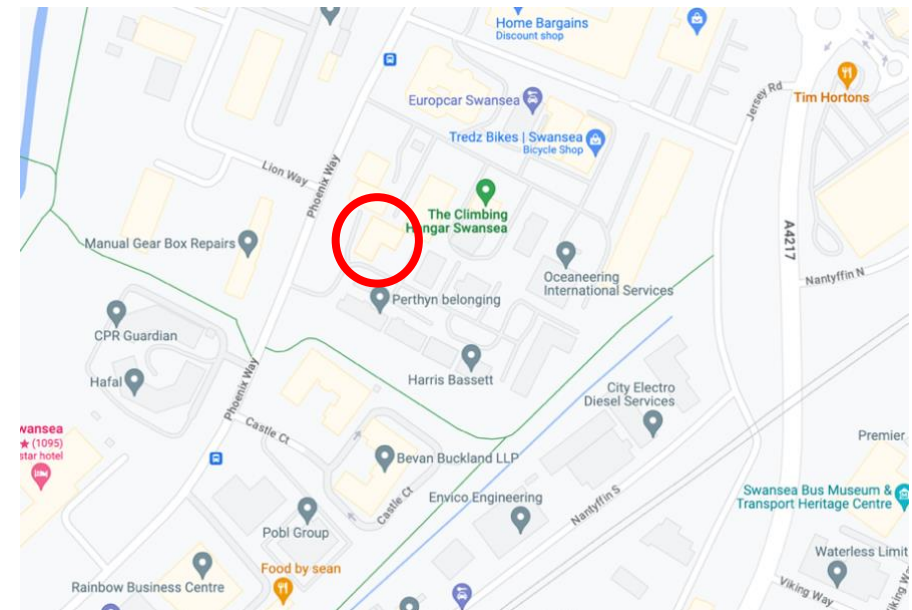
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AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

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

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