

SUITE 1 NEWBURGH HOUSE

**HUNT &
THORNE**
CHARTERED SURVEYORS

CHARTER COURT | PHOENIX WAY, SWANSEA ENTERPRISE PARK | SA7 9FS

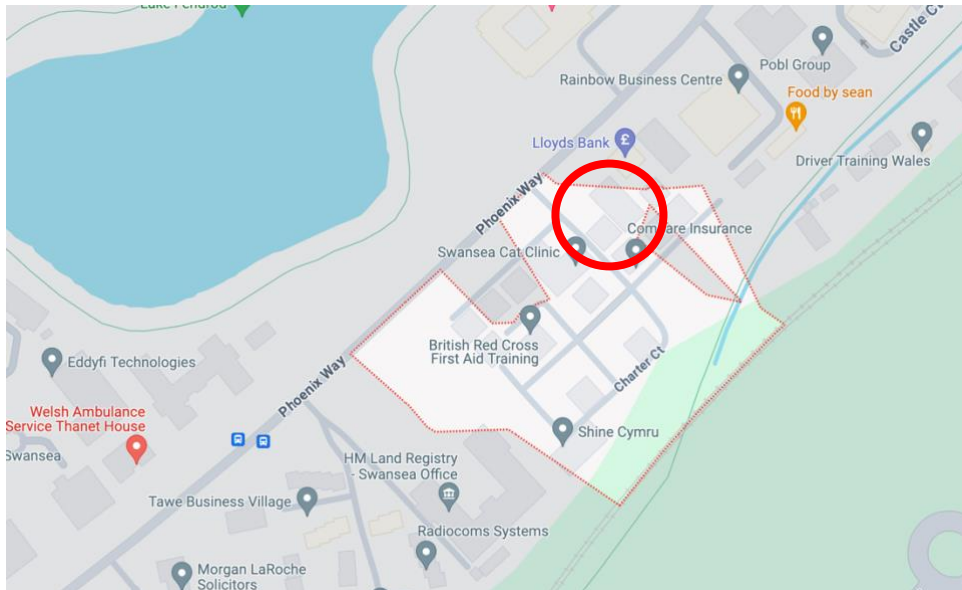


OFFICE SPACE
TO LET

- 492.38 SQ M (5,300 SQ FT)
- NEWLY REFURBISHED
- OPTION TO HAVE AIR CONDITIONING
- GOOD ON SITE CAR PARKING
- CLOSE TO J44 & 45 M4

LOCATION

Newburgh House is a prominently located office building located on Charter Court, fronting Phoenix Way, one of the main access roads circulating the central lake, within the Swansea Enterprise Park. Prominent occupiers in the immediate vicinity include Lloyds Bank, Bevan Buckland Accountants, Lakeside Vets, Oak Furniture Greggs, Home Bargains and The Land Registry.



DESCRIPTION

The detached single storey office building, which was the former Barclays Bank banking hall has recently undergone a £130,000 refurbishment. There is an option for electric storage heaters or air conditioning. The property is of facing brick elevations, beneath a concrete tile roof. Car parking exists to the front and rear of the property.

ACCOMMODATION

Total:	492.38 SQ M	5,300 SQ FT
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RATEABLE VALUE

To Be Re-assessed

UBR for Wales 2024/25 is 56.2p in the £

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.

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 & BUILDING INSURANCE PREMIUM

A service charge will be payable towards the maintenance of the external common areas of the Charter Court estate. The landlord to continue to insure and recover the premium cost from the tenant.

RENT

£9.00 Per SQ FT with electric storage heaters.

£11.00 Per SQ FT with air conditioning.

EPC

Band: C

0260-5958-0461-7900-7054

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

jason@huntandthorne.com

07387 188482

MATTHEW SIMS

matthew@huntandthorne.com

07825372503

April 2024

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