

AXIS 17, AXIS COURT

MALLARD WAY | SWANSEA VALE | SA7 0AJ

**HUNT &
THORNE**

CHARTERED SURVEYORS



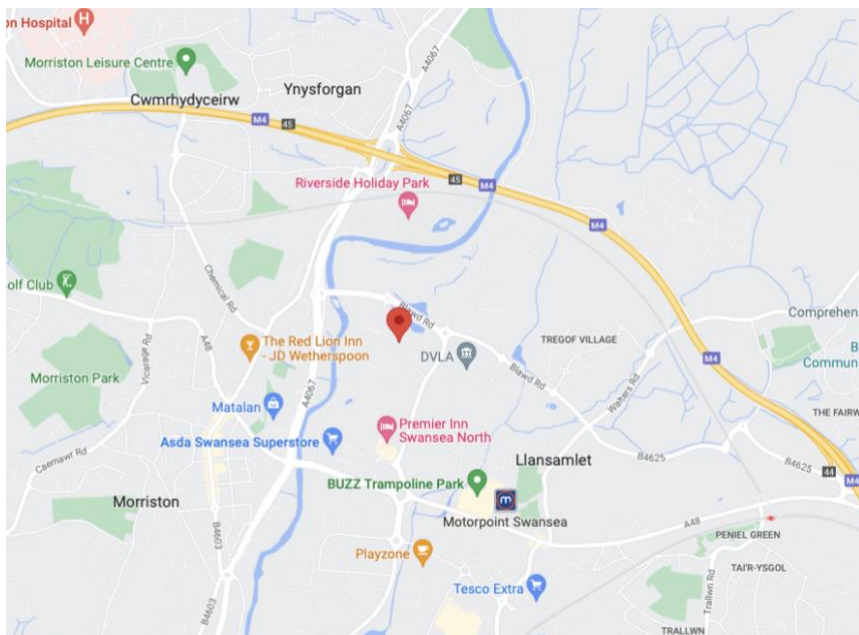
**OFFICE
TO LET**

- PROMINENT END OF TERRACE MODERN OFFICE BUILDING
- ACCOMMODATION SPREAD OVER TWO FLOORS – 2,736 SQ FT
- REFURBISHMENT TO BE UNDERTAKEN
- RAISED ACCESS FLOORS
- 13 ON SITE CAR PARKING SPACES
- ESTABLISHED COMMERCIAL LOCATION CLOSE TO J45 M4
- ASKING RENT £31,462PAX

LOCATION

Axis Court development is ideally located to the north of Swansea Enterprise Park, within the commercial development known as Swansea Vale. Excellent communications are provided to J45 of the M4 motorway, which is within 1 mile of the premises.

Occupiers within Swansea Vale include DJM Solicitors, James and Uzzell Accountants, Handelsbanken, Towergate Insurance, Solo Cleaning, NFU, Sana Healthcare, DVLA and National Grid.



DESCRIPTION

The property comprises of a self-contained, prominent two storey end of terrace modern office building, with rear views over the lake. Good car parking are provided to the front and side of the property. The premises was constructed in circa 2006 and has raised access floors. General refurbishment will be undertaken, on vacation of the current tenant.

ACCOMMODATION

Ground Floor:	123.60 SQ M	1,330 SQ FT
First Floor:	130.60 SQ M	1,406 SQ FT
Total:	254.18 SQ M	2,736 SQ FT

RATEABLE VALUE

We have been informed via an online enquiry on the Valuation Office web site, that the property has a rateable value of £25,750.

UBR for Wales 2024/25 is 56.2p in £

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 any warranty 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 a new lease, terms open to negotiations.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

The tenant to pay to the management company, a contribution to the maintenance of the external common areas of the estate. The landlord to continue to insure and recover the premium cost from the tenant.

RENT

£31,462 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.

NOTICE UNDER THE ESTATE AGENTS ACT 1979:

We confirm that part of the property is owned by a director of Hunt & Thorne Ltd.

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
07825 372503

MAY 2024

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01792 776600

huntandthorne.com

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