

THE HUB

COPPER COURT | PHOENIX WAY | SA7 9FG

**HUNT &
THORNE**

CHARTERED SURVEYORS



OFFICE SPACE TO LET

- FLEXIBLE FIRST FLOOR OFFICE SPACE
- MULTI-LET BUSINESS CENTRE
- PROMINENT LOCATION WITHIN SWANSEA ENTERPRISE PARK
- FROM 16.72 SQ M (180 SQ FT)
- ALL-INCLUSIVE RENTS

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

From 16.72 SQ M (180 SQ FT)

TERMS

Available on new flexible lease terms, to be agreed.

RENTS

See schedule attached.

All-inclusive rents to include heating, electricity, building insurance and service charge.

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

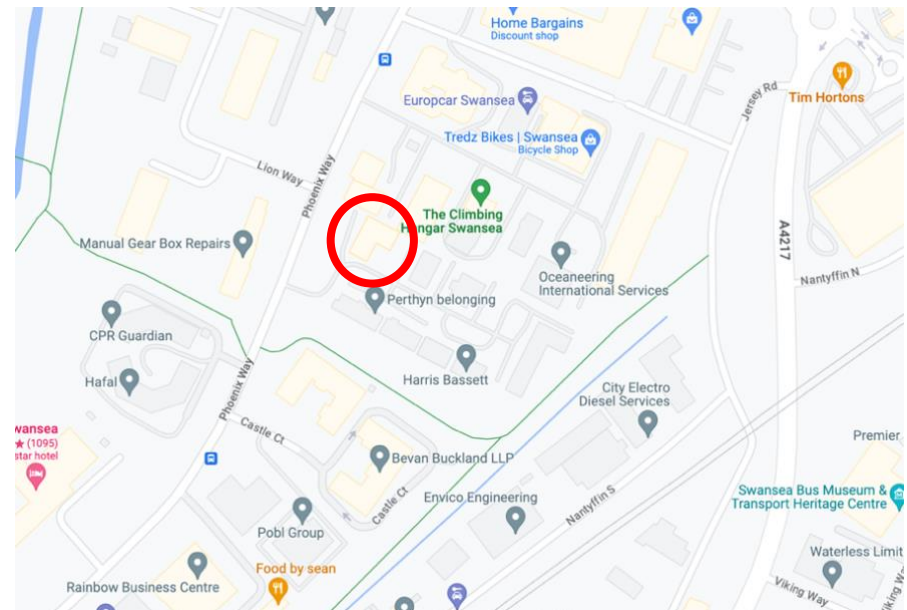
jason@huntandthorne.com

07387 188482

MATTHEW SIMS

matthew@huntandthorne.com

07825 372503



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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| SUITE NO. | SIZE SQ M | SIZE SQ FT | PRICE (ALL INCLUSIVE) | AVAILABILITY |
|---|------------|------------|-----------------------|--------------|
| 1 | 23.12 SQ M | 249 SQ FT | £6,240 PAX | AVAILABLE |
| 4 | 16.72 SQ M | 180 SQ FT | £4,500 PAX | AVAILABLE |
| 5 | 21.77 SQ M | 232 SQ FT | £5,800 PAX | AVAILABLE |
| 7 | 18.02 SQ M | 194 SQ FT | £4,860 PAX | AVAILABLE |
| 8 | 28.52 SQ M | 307 SQ FT | £7,680 PAX | AVAILABLE |
| NOTE: ALL INCLUSIVE RENTS INCLUDE (SERVICE CHARGE, BUILDING INSURANCE, HEATING & ELECTRICITY) | | | | |
| EXCLUDES (RATES & BROADBAND) | | | | |

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