

SUITE 6 RVB HOUSE

PHOENIX WAY | SWANSEA ENTERPRISE PARK | SA7 9FG

**HUNT &
THORNE**

CHARTERED SURVEYORS



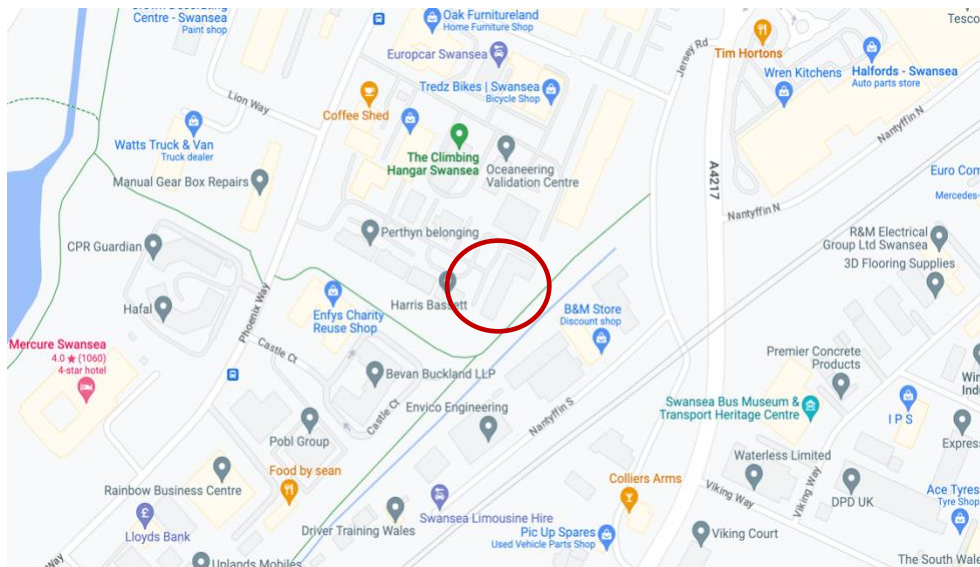
OFFICE SUITE
TO LET

- 180.42 SQ M (1,942 SQ FT)
- FULLY REFURBISHED WITH AIR CONDITIONING
- 10 CAR PARKING SPACES
- CLOSE TO J44 & 45 OF M4
- RENT - £22,333PAX

Location

The property forms part of RVB House, a six suite development to the rear of New Mill Court, an office park off Phoenix Way, which is one of the central roads, circulating the lake of the Swansea Enterprise Park. J 44 & 45 of the M4 lie approximately 2 miles from the property.

Prominent occupiers in the immediate vicinity include Harris Bassett, MHA Accountants, Perthyn, Wolseley and the Sony Centre.



DESCRIPTION

The property comprises of a two storey office building, with feature facing brick elevations, two features canopy entrances, under a concrete tile roof. Externally extensive car parking within landscape grounds. Suite 6 is on the first floor and has recently undergone extensive refurbishment, with new Suspended Ceiling, LED Lighting and Air Conditioning

ACCOMMODATION

Total:	180.42 SQ M	1,942 SQ FT
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RATEABLE VALUE

£TBC

UBR for Wales 2024/25 is 0.562p in the £.

Interested parties are asked to verify the information.

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

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1 Conwy House, 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 AND BUILDING INSURANCE PREMIUM

The tenant to contribute to the maintenance of the external part of the estate via a service charge payment. The landlord to continue to insure and recover the premium cost from the tenant.

RENT

£22,333pax

EPC

Energy Rating – D

CN: 9707-3042-0718-0790-0295

VAT

Our client charges 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 letting agents Hunt & Thorne Chartered Surveyors.

JASON THORNE

jason@huntandthorne.com
07387 188482

MATTHEW SIMS

matthew@huntandthorne.com
07825 372503

SAVILLS CARDIFF

GARY CARVER

gcarver@savills.com
02920 368963

July 2024

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