OFFICES AT FORMER SOUND WAVE PREMISES

VICTORIA ROAD | GOWERTON | SWANSEA SA4 3AB

HUNT & THORNE
CHARTERED SURVEYORS



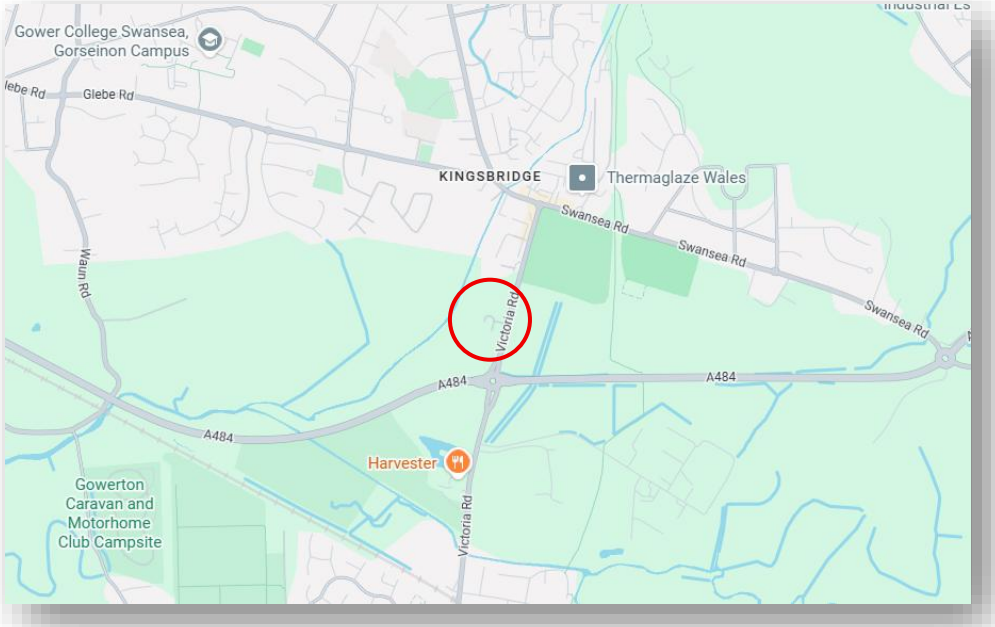
OFFICES TO LET

- RENTAL FROM £115 PER MONTH
- AMPLE CAR PARKING
- EV CHARGING DESTINATION
- OFFICE SUITES FROM 7.9 SQ M (85 SQ FT)
- ASKING RENT FROM £1,380 PAX

LOCATION

The development is located close to the busy A484 link road at the roundabout intersecting Victoria Road, Mill Street and Swansea Road, between the residential suburbs of Gowerton and Gorseinon.

Prominent occupiers in the immediate vicinity include JD Gyms, Absolute Snooker, Gowerton Golf Range and The Harvester.



DESCRIPTION

The development is the refurbished Former Sound Wave building. The offices exist to the first floor and have been totally refurbished to provide self-contained office suites, with shared staff facilities.

The development has the following features:

- Modern refurbished office accommodation.
- 9 on site EV chargers.
- Ample on-site car parking.
- Good access to Swansea West.

ACCOMMODATION

See Accommodation Schedule.

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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.

RATES
See accommodation schedule.

RENT
See accommodation schedule.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM
See accommodation schedule.

EPC
Energy Rating: C
CN: 1954-8019-6740-9617-2502

ANTI MONEY LAUNDERING REGULATIONS
Regulations require checks on all prospective tenants/purchasers. Photo ID plus proof of address is required before a transaction can proceed. AML searches are outsourced to our partner Credas (Certified Digital Identity Verification Service).

FURTHER INFORMATION
For further information or to arrange a viewing, please contact sole letting agents Hunt & Thorne Chartered Surveyors.

MATTHEW SIMS
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JASON THORNE
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07387 188482

November 2026

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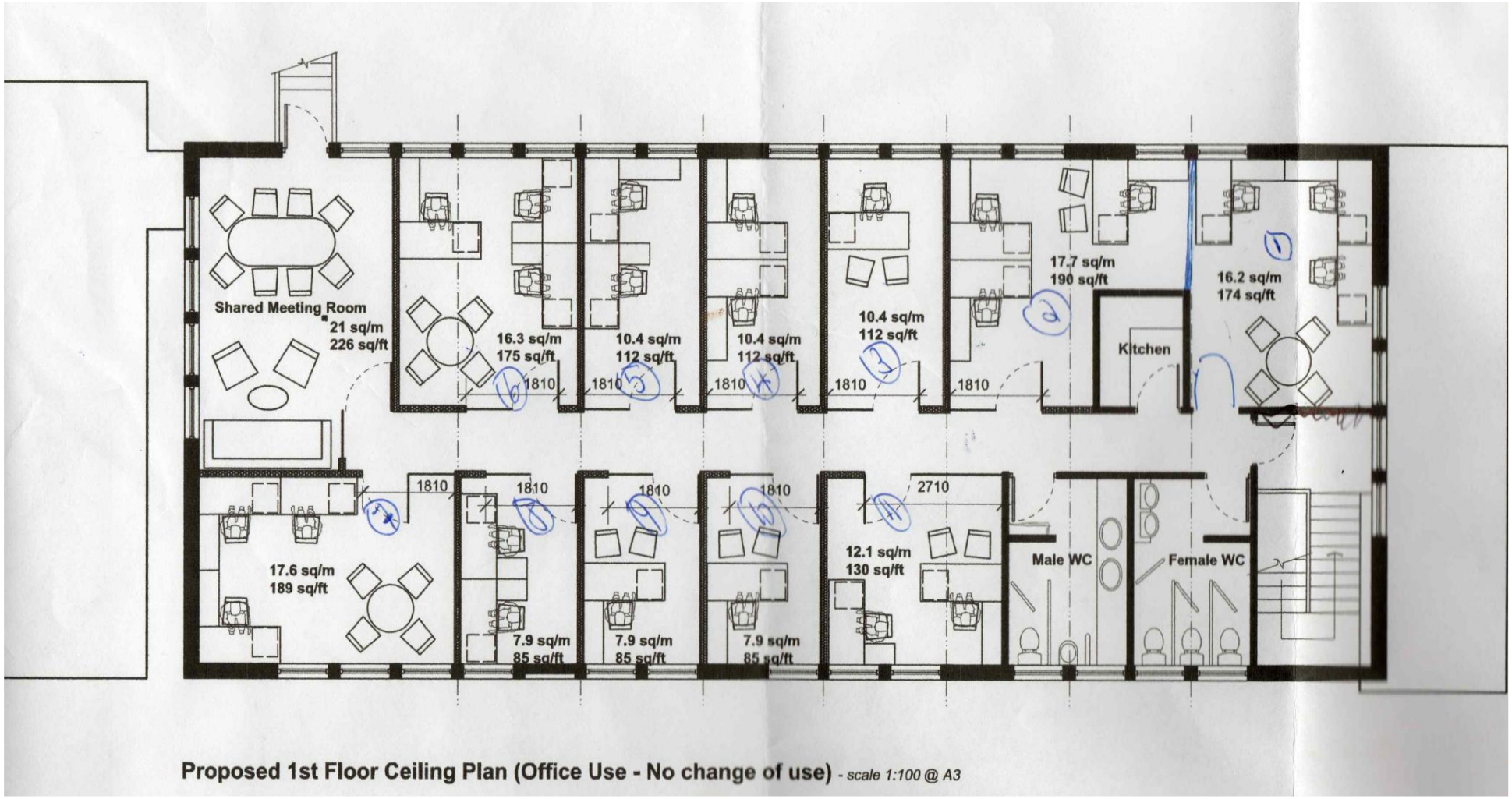
ACCOMMODATION SCHEDULE

AREA	SQ M	SQ FT	RENT PER MONTH	S/C PER MONTH	B.I. PER MONTH	RV	AVAILABILITY
First Floor							
Office 1	16.2	174	£217.50	£58.00	£5.80	TBA	1st Dec 2026
Office 2	17.7	191	£238.75	£64.00	£7.25	TBA	1st Dec 2026
Office 3	10.4	112	£150.00	£38.00	£4.67	TBA	1st Dec 2026
Office 4	10.4	112	£150.00	£38.00	£4.67	TBA	1st Dec 2026
Office 5	10.4	112	£150.00	£38.00	£4.67	TBA	1st Dec 2026
Office 6	16.3	175	£220.00	£59.00	£7.30	TBA	1st Dec 2026
Office 7	17.6	189	£236.00	£63.00	£7.88	TBA	1st Dec 2026
Office 8	7.9	85	£115.00	£29.00	£3.55	TBA	1st Dec 2026
Office 9	7.9	85	£115.00	£29.00	£3.55	TBA	1st Dec 2026
Office 10	7.9	85	£115.00	£29.00	£3.55	TBA	1st Dec 2026
Office 11	12.1	130	£162.50	£44.00	£5.42	TBA	1st Dec 2026

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01792 776600
huntandthorne.com



Proposed 1st Floor Ceiling Plan (Office Use - No change of use) - *scale 1:100 @ A3*

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

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