

TO LET

B1 - OFFICES

First Floor, 99-104 Mansel Street,
Swansea, SA1 5UE



- FIRST FLOOR OFFICES SUBDIVIDED INTO 5 NO. OFFICE ROOMS
- OFFICE ROOMS AVAILABLE FROM 27.49 SQ.M (295.98 SQ. FT.)
- TOTAL NET INTERNAL AREA - 178.00 SQ.M (1,915.99 SQ.FT.)
- LET AS A WHOLE OR INDIVIDUALLY (PER OFFICE SUITE)
- CITY CENTRE LOCATION WITHIN EASE OF ACCESS TO PRIMARY RETAIL AREAS AND AMENITIES

SUITES AVAILABLE FROM
£4,200 PA

LOCATION

The subject premises is situated along Mansel Street, which is situated along the fringe of Swansea City Centre and within a short walking distance to the primary retail area of Oxford Street.

The subject premises will also be located within the immediate proximity to the proposed Albert Hall development (by Loft Co.), which will include 800-capacity music and entertainment venue.

The immediate area provides for a mixture of office accommodation for professionals such as Chartered Surveyors, Estate Agents, Accountants, Financial Advisers and Solicitors, as well as general retailing and residential accommodation.

DESCRIPTION

The subject premises comprises office accommodation situated over the first floor, which forms part of a multi-let three storey office block.

The premises is situated directly off the main high street along a prominent main road location along the edge of the prime retail area of Swansea City Centre.

The unit can be accessed directly off the main pedestrian walkway to the front via the main stairwell with an additional fire escape and shared w.c facilities to the rear.

The unit can be acquired on a suite-by-suite basis (on an all-inclusive rate) or alternatively as a whole on an exclusive basis.

ACCOMMODATION

The subject premises affords the following approximate dimensions and areas:

GROUND FLOOR

Communal Entrance Foyer
with stairs to first floor

FIRST FLOOR

Net Internal Area: 178.00 sq m (1,915.99 sq. ft)

Office Suite 1: 4.16m x 6.64m

Office Suite 2: 4.16m x 6.64m

Office Suite 3: 4.16m x 6.61m

Office Suite 4: 4.13m x 6.61m

Office Suite 5: 4.24m x 10.05m

W.C. Facilities

RATES

As stated on the VOA website the Rateable Value for the subject premises is as follows:

Rateable Value (2023): £10,750

We further advise that the subject premises appears to be listed under First Floor (No. 99), which will therefore need to be re-assessed if let on a per suite basis.

Rates relief for small businesses in Wales will apply up to 31st March 2020. Rates relief for small business with a rateable value up to £6000 will receive 100% relief and those with a rateable value between £6,001 and £12,000 will receive relief that will be reduced on a tapered basis from 100% to zero.

From April 2018 the Welsh Government will set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2022-22 the multiplier will be 0.535

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information. For further information visit www.voa.gov.uk.

VAT

All figures quoted are exclusive of VAT. Our client reserves the right to levy VAT on this transaction (if applicable).

TERMS & TENURE

Our client's interest is available by the way of a new effective Full Repairing and Insuring Lease (under terms to be negotiated) based on the proposed quoting rents.

Office Suite 1: £4,200 per annum

Office Suite 2: £4,200 per annum

Office Suite 3: £4,200 per annum

Office Suite 4: £4,200 per annum

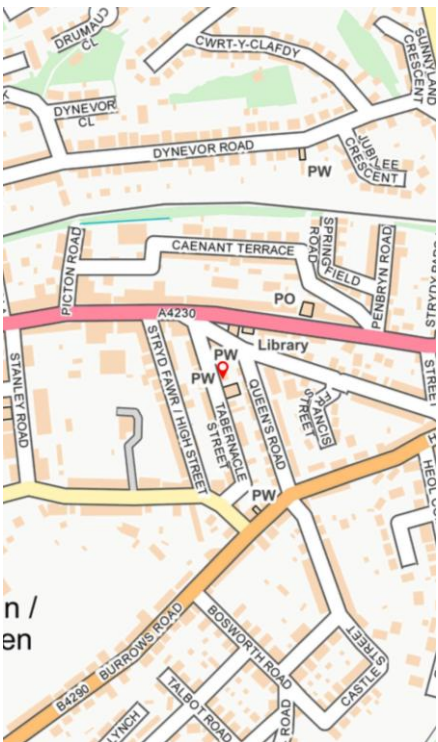
Office Suite 5: £4,800 per annum

VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors
Tel: 01792 479 850
Email: commercial@astleys.net

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