

UNIT 2A, PROSPECT PARK, QUEENSWAY SWANSEA WEST BUSINESS PARK | SWANSEA SA5 4ED

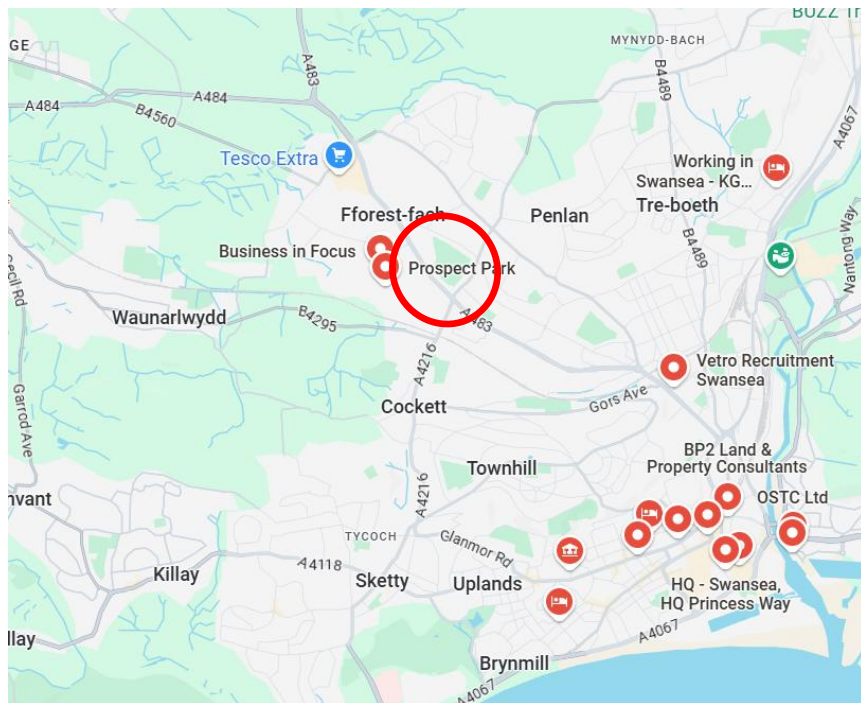


**OFFICE/WAREHOUSE
TO LET**

- MIXED OFFICE AND WAREHOUSE AREA
- WAREHOUSE EAVES 8.77M
- CLOSE TO J47 OF M4
- 530.92 SQ M (5,714 SQ FT)
- £31,500 PAX

LOCATION

Prospect Park is located at the end of the Queensway, in the upper part of Swansea West Business Park. The park benefits from good transport links to Swansea City Centre and J47 of the M4, which lies 2 miles to the north west. Prominent occupiers in the immediate area include Character, Hurns Brewery, Ken Williams Motors, Swansea Gymnastics, Wheelies Direct, Plexus and Roche Freight.



DESCRIPTION

The property forms part of Unit 2. A shared office and industrial entrance leads to an exclusive office and industrial area. The warehouse area benefits from extremely high eaves of 8.77 m. The industrial area is in two parts, with offices within the warehouse. A further three office rooms exist in the office configuration.

ACCOMMODATION

Office area	80.76 sq m	869 sq ft
Warehouse	450.16 sq m	4,845 sq ft
TOTAL:	530.92 sq m	5,714 sq m

RATEABLE VALUE

We have been informed via an online enquiry on the Valuation Office, that the property has a rateable value of TBA.

UBR for Wales 2025/26 is 0.568p in the £.

Interested parties are asked to verify this information, by making direct contact with the Local Rating Authority.

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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LEASE TERMS

The property is available on new flexible lease terms.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

The tenant to pay the landlord the service charge towards the upkeep of the external common areas. The landlord to continue to insure the property and recover the premium cost from the tenant.

ASKING RENT

£31,500 pax

EPC

TBA

VAT

All prices are quoted exclusive of VAT.

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 sole letting agents Hunt & Thorne Chartered Surveyors.

MATTHEW SIMS

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JASON THORNE

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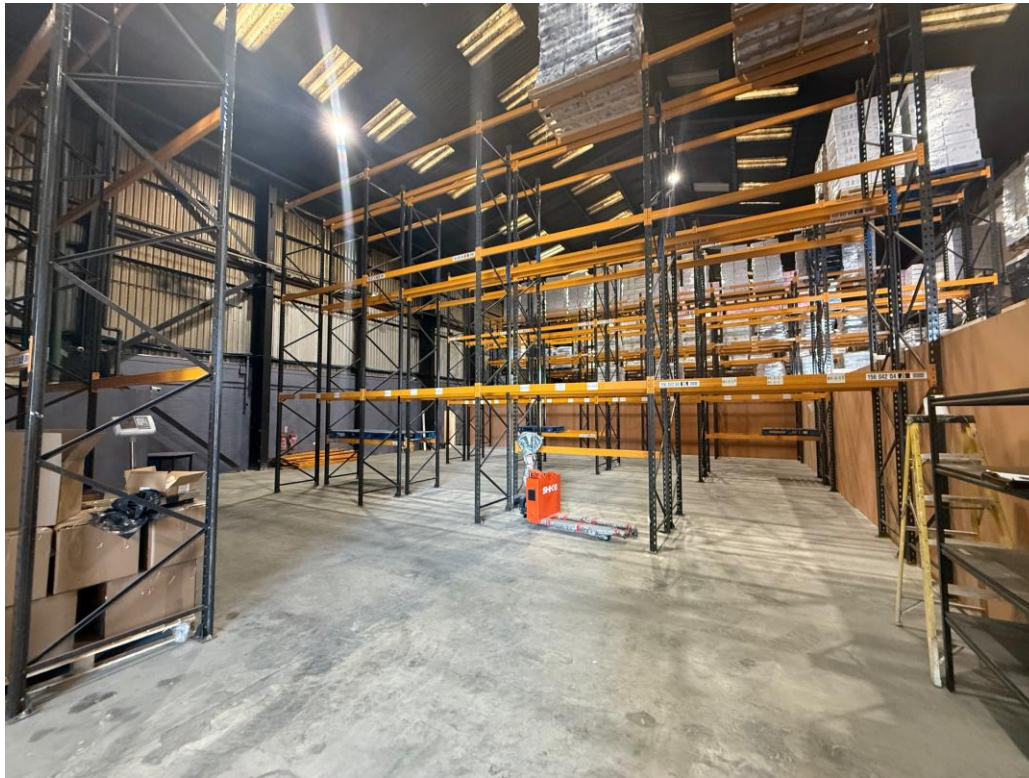
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July 2025

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