

UNIT 21 CLARION COURT

CLARION CLOSE | ENTERPRISE PARK, SWANSEA | SA6 8RF

**HUNT &
THORNE**
CHARTERED SURVEYORS



STORAGE/WAREHOUSING

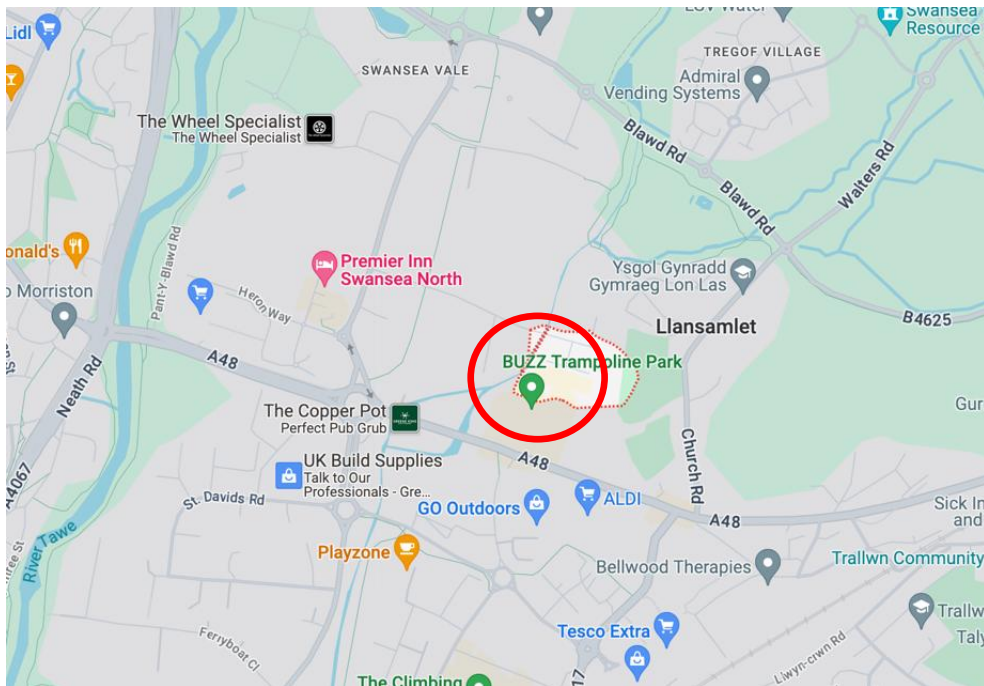
TO LET

- FLEXIBLE WAREHOUSE/STORAGE ACCOMMODATION
- ESTABLISHED TRADE COUNTER/COMMERCIAL LOCATION
- CLOSE TO J44 & 45 OF THE M4
- 148.09 SQ M (1,594 SQ FT)
- ASKING RENT: £14,346 PAX

LOCATION

Located at the end of Clarion Close, which is a cul-de-sac off Upper Fforest Way, one of the main arterial routes into the Enterprise Park, Swansea. J45 of the M4 motorway is only 1.5 miles from the property.

Prominent occupiers in the immediate vicinity include Bookers, Asda, Burger King and Selco.



DESCRIPTION

An established trade counter location, which also includes various manufactures. The court comprises of three terrace elevations surrounding a central courtyard, providing car parking and a loading area. The buildings are of standard steel portal frame construction, with walls of part brick/breeze block and alloy cladding.

ACCOMMODATION

Total:	148.09 SQ M	1,594 SQ FT
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RATEABLE VALUE

We have been informed via an enquiry with the Valuation Office website, that the property has a rateable value of £6,000.

UBR for Wales 2025/26 is 56.8p in the £.

Interested parties are asked to verify this information.

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

Hunt & Thorne Limited - Company Registration No 13141652. Suite 3, First Floor Copper Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9FG

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LEASE TERMS

The property is available on new flexible lease terms.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

A service charge will be payable for the maintenance of the external common areas of the estate and the cost of insuring the property.

RENT

£14,346 pax

EPC

TBC

VAT

All prices are quoted exclusive of VAT. Our client reserves the right to charge 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 sole letting agents Hunt & Thorne Chartered Surveyors.

JASON THORNE

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07825 372503

April 2025

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