

UNIT 3 WHITE CITY ROAD

FFORESTFACH | SWANSEA | SA5 4EE

HUNT & THORNE
CHARTERED SURVEYORS



WAREHOUSE FOR SALE

- RARE FREEHOLD INDUSTRIAL PREMISES
- CAR PARKING AND LOADING TO FRONT OF PREMISES
- 458.74 SQ M (4,938 SQ FT)
- FREEHOLD PURCHASE - OFFERS IN THE REGION OF £295,000

LOCATION

The premises is located on White City Road 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 comprises a terraced industrial unit of brick construction with alloy cladding to the elevations. The roof was overclad in 2018. Internally the premises comprise a small office and WC facilities.

ACCOMMODATION

TOTAL	458.74 SQ M	4,938 SQ FT
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RATEABLE VALUE

We have been informed via an enquiry on Valuation Office website that the rateable value is £28,000.

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

Interested parties are advised to verify this information.

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

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.

TENURE

We have been informed that property is held Freehold.

SALE

Offers in the Region of £295,000.

EPC

To be provided.

VAT

VAT is payable in addition 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 Hunt & Thorne Chartered Surveyors.

JASON THORNE

jason@huntandthorne.com

07387 188482

MATTHEW SIMS

matthew@huntandthorne.com

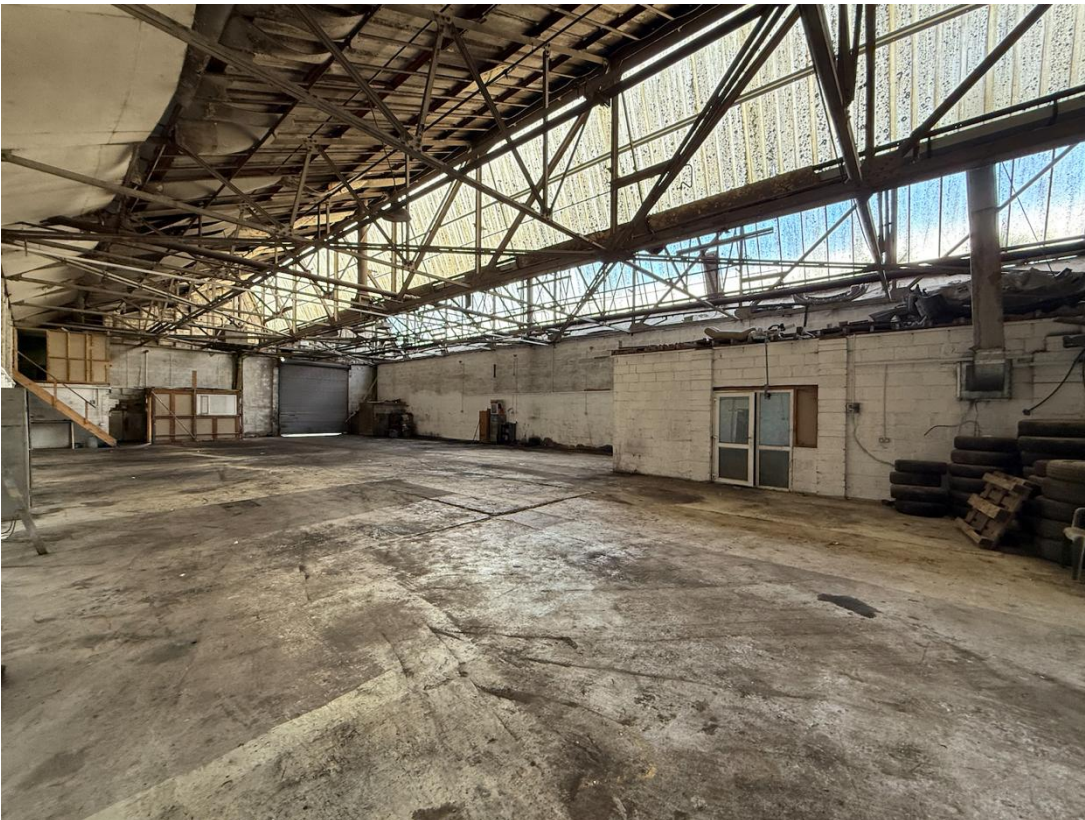
07825 372503

AUGUST 2025

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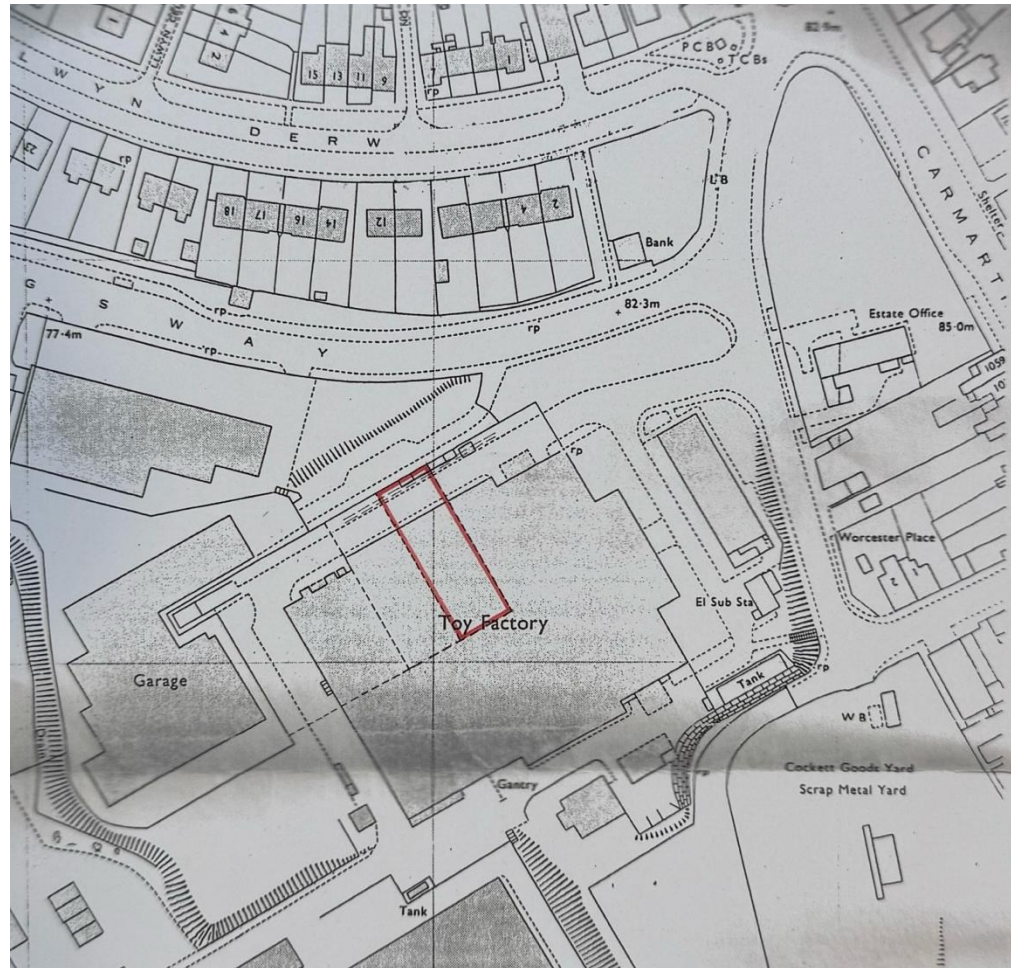
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