

# 4-6 EBENEZER STREET

SWANSEA | SA1 5BJ

**HUNT & THORNE**  
CHARTERED SURVEYORS



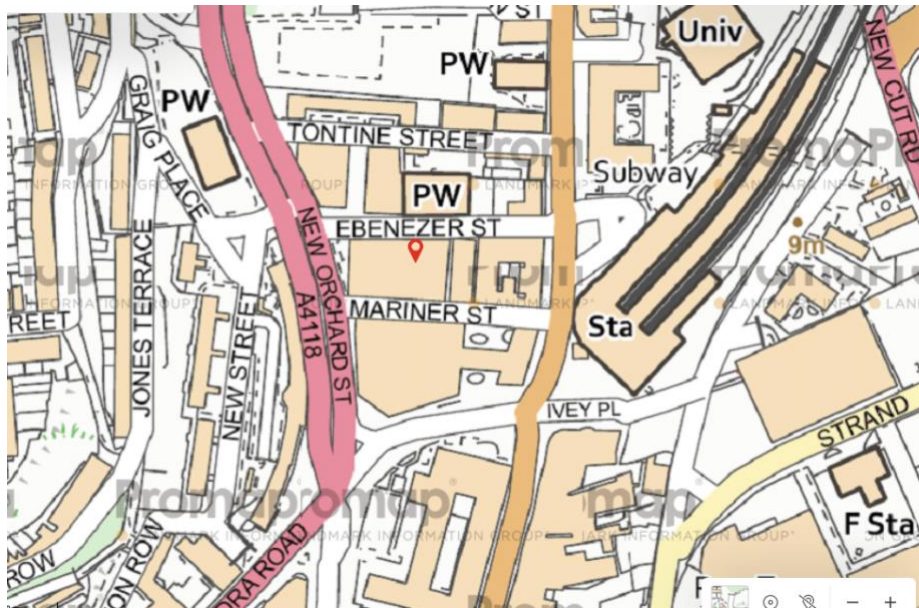
**STORAGE/COMMERCIAL  
TO LET**

- CITY CENTRE LOCATION CLOSE TO SWANSEA TRAIN STATION
- SUITABLE FOR USE AS STORAGE OR LIGHT INDUSTRIAL/TRADE COUNTER
- ACCESS FROM BOTH EBENEZER STREET AND MARINER STREET
- WAREHOUSE AND OFFICE ACCOMMODATION 8,768 SQ FT
- NEW FRI LEASE AVAILABLE - ASKING RENT - £50,000 PAX

## LOCATION

The property is located on the edge of the city centre in close proximity to Swansea Train Station and approximately ½ a mile to the main retail pedestrianised core. The direct vicinity is mixed use comprising offices, student accommodation and commercial occupiers.

Vehicular access is given directly from Ebenezer Street, together with additional access from Mariner Street.



## DESCRIPTION

The property comprises an end terrace warehouse with a pitched roof providing minimum eaves of 4.62m and a maximum height of 7.04m.

The accommodation is largely open plan with a two-storey office/staff block to the side.

Three full height roller shutters provide access at the front of the building which extends to a small loading/forecourt area. A fourth roller shutter provides vehicular access from Mariner Street.

There is a rough surfaced area to the side of the building which may be suitable for storage/parking TBC.

## ACCOMMODATION

Gross Internal Floor Areas:

|                                |                    |                    |
|--------------------------------|--------------------|--------------------|
| GROUND FLOOR WAREHOUSE/STORAGE | 668.92             | 7,200              |
| GROUND FLOOR OFFICE/STAFF      | 77.69              | 836                |
| FIRST FLOOR OFFICE/STAFF       | 68.00              | 732                |
| <b>TOTAL:</b>                  | <b>814.61 SQ M</b> | <b>8,768 SQ FT</b> |

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

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1, Conwy House, 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.

## RATEABLE VALUE

£20,750 (1 April 2023 to present)

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

Rates payable £11,786

## EPC

TBC

## LEASE TERMS

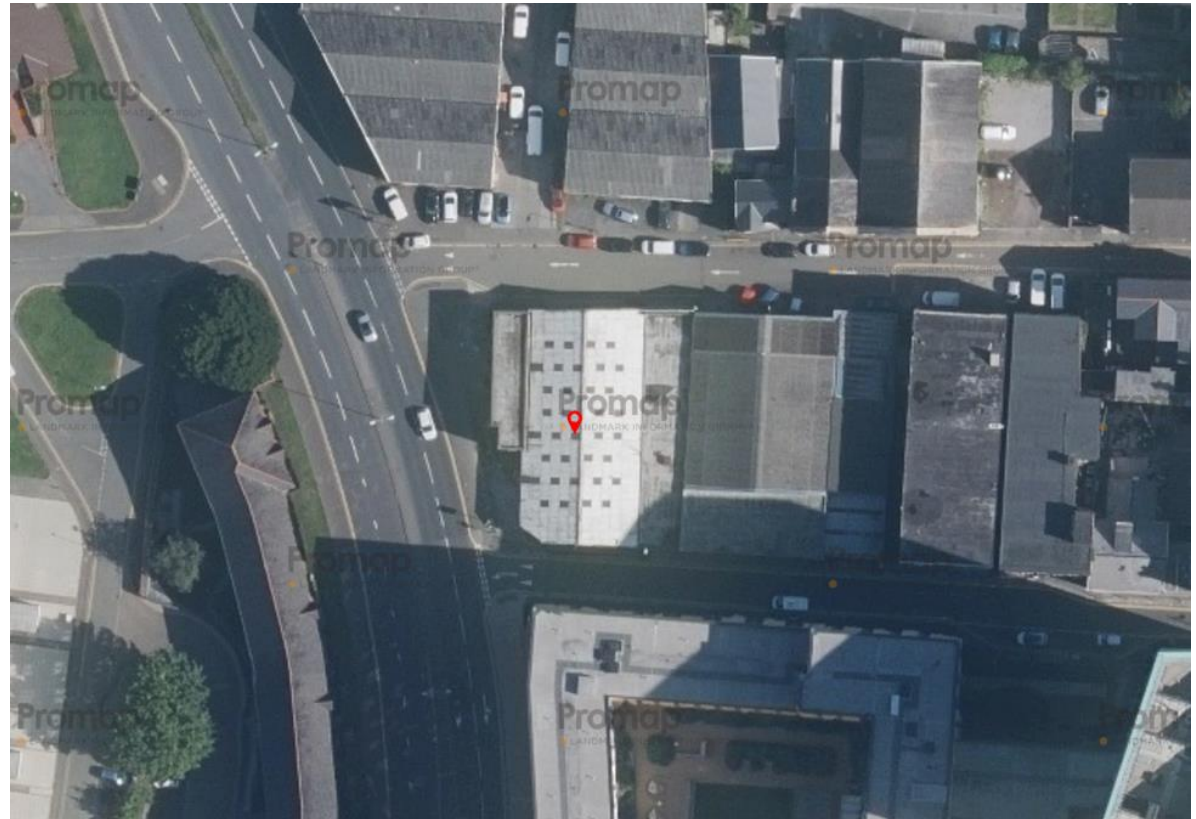
The property is available on a new full repairing and insuring lease on terms to be agreed.

## RENT

Asking rent £50,000 pax

## VAT

All prices are quoted exclusive of VAT. Our client reserves the right to charge VAT on all payments.



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## FURTHER INFORMATION

For further information or to arrange a viewing, please contact Hunt & Thorne Chartered Surveyors.

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