

SUITE 10, SEASWAN HOUSE

PHOENIX WAY | ENTERPRISE PARK | SWANSEA | SA7 9EQ

**HUNT &
THORNE**
CHARTERED SURVEYORS



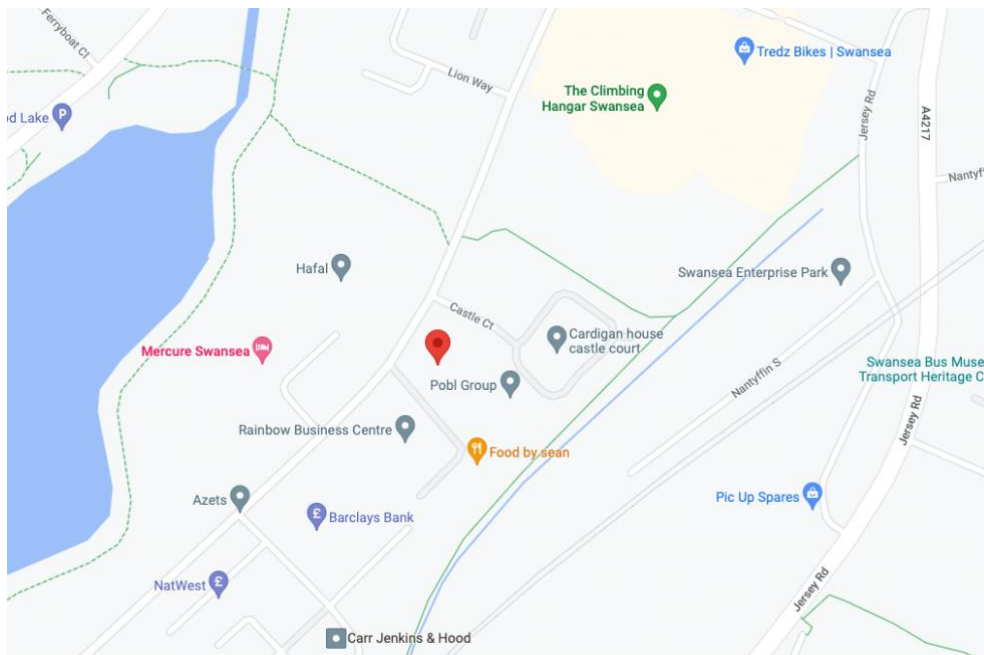
OFFICE PREMISES TO LET

- 2022 MODERN REFURBISHMENT
- EST BUSINESS LOCATION CLOSE TO JCT 44 & 45 M4
- GOOD ON-SITE CAR PARKING
- 61.32 SQ M (660 SQ FT)
- £7,920 PAX

LOCATION

Seaswan House is located in the heart of the Swansea Enterprise Park, within the main office sector on Phoenix Way. Prominent occupiers in the immediate vicinity include Lloyds Bank, Virgin Holidays, Pobl, Bevan & Buckland Accountants, Johnson Controls and Lakeside Vets.

The site benefits from being only 2 miles south of J44 and 45 of the M4 and three miles north of Swansea City Centre.



DESCRIPTION

The development comprises of four buildings which include Pobl House, Conwy House and Cardigan House. Seaswan House comprises of two semi-detached buildings, which are steel frame with facing brick elevations, under a concrete tiled roof.

Car parking and landscape grounds surround the property. Block A is highly prominent, fronting Phoenix Way, which was fully refurbished in 2022, with larger suites available in Block B.

ACCOMMODATION

Total:	61.32 SQ M	660 SQ FT
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RATEABLE VALUE

TBC

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 3, First Floor Copper Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9FG

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LEASE TERMS

The property is available on a new lease on terms to be agreed.

RENT

£7,920 PAX

SERVICE CHARGE & BUILDING INSURANCE

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

EPC

To be provided

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.

VAT

VAT is payable in addition on all payments

FURTHER INFORMATION

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

JASON THORNE

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April 2025

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