

FIRST FLOOR, REDWOOD COURT

HUNT & THORNE
CHARTERED SURVEYORS

TAWE BUSINESS VILLAGE | ENTERPRISE PARK, SWANSEA | SA7 9LA



OFFICE TO LET

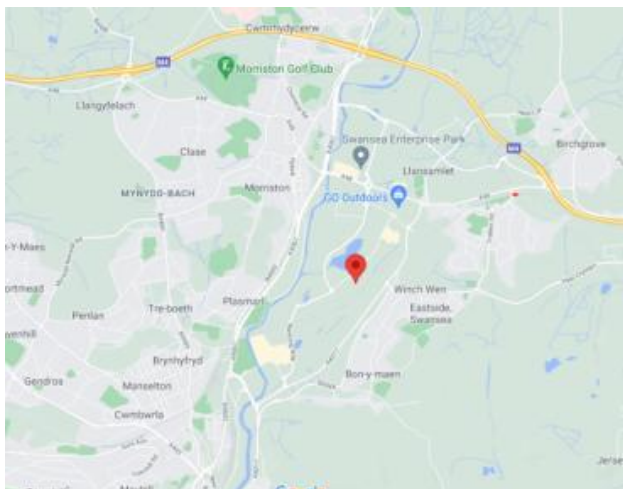
- HIGH QUALITY OFFICE ACCOMMODATION
- ESTABLISHED BUSINESS PARK
- CLOSE TO CITY CENTRE AND J44 & J45 OF M4
- 15 DEDICATED PARKING SPACES
- 237.19 SQ M (2,553 SQ FT)
- ASKING RENT £28,500 PAX

LOCATION

The office suite is situated in the established Tawe Business Village, a prominent campus style development, at the southern part of Phoenix Way, which is one of the main access roads circulation the central lake, within the Swansea Enterprise Park.

Prominent occupiers include The Land Registry, NHS Direct, Days Fiat, Bassett's Citroen, Gravells Kia and Dobbies Garden Centre.

Good communications are provided to Swansea City Centre, which is located approximately 4 miles to the south, with J44 and 45 of the M4 motorway, 3 miles to the north.



DESCRIPTION

The property comprises of a prominent end of terrace steel portal frame building. The lower part of the walls are of facing brick and glass elevations, together with alloy cladding to the upper part of the walls and roof. Car parking and loading area exists to the side and front of the property, off communal area.

ACCOMMODATION

	Sq M	Sq Ft
FF	237.2	2,553
Total	237.2	2,553

RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office, that the property has a rateable value of £18,750.

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

Interested parties are asked to verify this information, by directly contacting 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

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.

LEASE TERMS

Available on a new effective FRI lease.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

The tenant to pay the service charge towards the external maintenance of the property and the common areas. The tenant to also reimburse the landlord the building insurance premium payable on the property.

ASKING RENT

£28,500pax

EPC

To be provided.

VAT

All prices are quoted exclusive of VAT. VAT will be payable 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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MATTHEW SIMS

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07825 372503

April 2025

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