

UNIT 10

HUNT & THORNE
CHARTERED SURVEYORS

OXWICH COURT | FENDROD BUSINESS PARK, VALLEY WAY | SA6 8RA



INDUSTRIAL/TRADE COUNTER

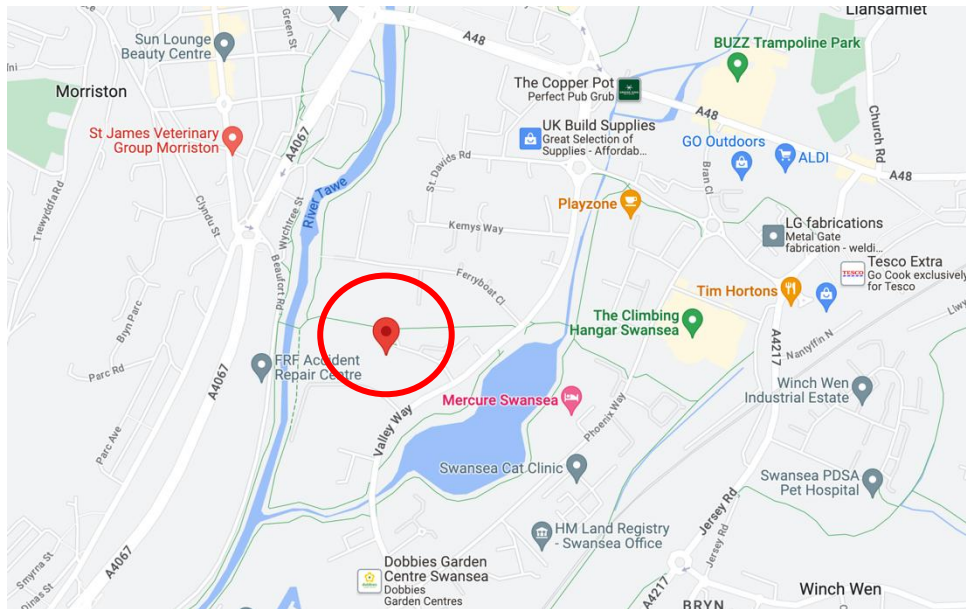
TO LET

- FLEXIBLE WAREHOUSE
- ESTABLISHED TRADE COUNTER/COMMERCIAL LOCATION
- CLOSE TO J44/45 M4 MOTORWAY
- 232 SQ M (2,500 SQ FT)
- ASKING RENT £20,000 PAX
- AVAILABLE ON FLEXIBLE LEASE TERMS

LOCATION

Oxwich Court is located within the heart of Swansea Enterprise Park, accessed via Valley Way and Coronet Way. J44 & J45 of the M4 motorway are within 2 miles to the north with Swansea City Centre located 4 miles to the south.

Prominent occupiers within the immediate area include Bassetts Honda, Osprey Electrical Engineering, Antifriction Components Limited, Litchfield Bathrooms and Plumb Point.



DESCRIPTION

A steel portal frame building with elevations of facing brick and breeze block under an alloy clad roof. The property forms part of a courtyard development of 18 units housed in 3 terraces.

ACCOMMODATION

TOTAL:	232 SQ M	2,500 SQ FT
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RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office, that the property has a rateable value of £9,500.

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

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LEASE TERMS

The property is available on new flexible lease terms.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

The tenant to pay a service charge towards the joint shared maintenance of the external common areas of the estate. The landlord to continue to insure the property and recover the premium cost from the tenant.

ASKING RENT

£20,000 pax

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.

MATTHEW SIMS

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JASON THORNE

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07387 188482

April 2025

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