

UNIT 12 TOWER COURT

ST DAVIDS ROAD | ENTERPRISE PARK | SWANSEA SA6 8RU



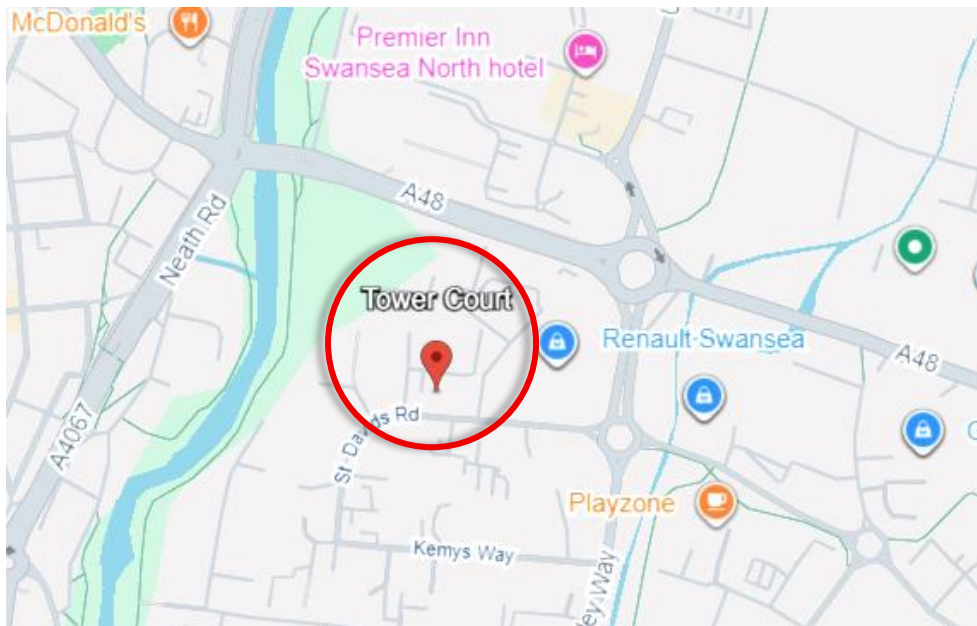
**TRADE COUNTER
TO LET**

- FULLY REFURBISHED TRADE COUNTER PREMISES
- FLEXIBLE TERMS
- 153.29 SQ.M (1,650 SQ.FT)
- ASKING RENT £16,500 PAX

LOCATION

The unit is located on the established Tower Court, which is a mixed home improvement, leisure and trade counter development, accessed off St Davids Road, within the heart of the Enterprise Park. J44/45 of the M4 motorway are in close proximity.

Prominent occupiers in the immediate area include Starbucks, Smyths Toys, JD Gym, Hutchings Hyundai, Lincweld, Auto Windscreen, Swansea PartsPlus, TPS Swansea and LBS Builders Merchants.



DESCRIPTION

An end of terrace trade counter unit, which is of steel portal frame construction, with alloy clad roof, and part alloy clad and brick/breeze block walls. The property benefits from glass elevation, with forecourt car parking.

ACCOMMODATION

Total floor area:	153.29 sq m	1,650 sq ft
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RATEABLE VALUE

The landlord will continue to pay the rates for the whole development and recover a proportion based on floor area, from the tenant.

The yearly cost is currently £5,000 pax

This charge will be varied if the Local Authority assessment changes.

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 unit is available on new lease terms.

SERVICE CHARGE AND BUILDING INSURANCE

The tenant to contribute to the maintenance of the external part of the estate and the building insurance premium via a payment.

ASKING RENT

£16,500 pax

EPC

To be provided.

VAT

Our client reserves the right to charge VAT on all payments. VAT will be charged.

LEGAL COSTS

Each party to pay their own legal costs.

FURTHER INFORMATION

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

JASON THORNE

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August 2025

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