

THANET HOUSE

**HUNT &
THORNE**
CHARTERED SURVEYORS

10 PHOENIX WAY | SWANSEA ENTERPRISE PARK | SA7 9EH



**OFFICE PREMISES
TO LET/FOR SALE**

- OFFICE PREMISES AVAILABLE TO LET/FOR SALE
- 946.12 SQ M (10,184 SQ FT)
- 42 ON SITE CAR PARKING SPACES
- AVAILABLE AS WHOLE OR IN PART
- AVAILABLE FROM 1ST MARCH 2026
- £POA

LOCATION

Thanet House is a prominently located office building fronting Phoenix Way, one of the main access roads circulating the central lake, within the Swansea Enterprise Park. Prominent occupiers in the immediate vicinity include Lloyds Bank, Bevan Buckland Accountants, Lakeside Vets, Oak Furniture land, Greggs, Home Bargains and The Land Registry.

DESCRIPTION

The property comprises a detached two-storey office building providing ground and first floor office accommodation, together with WC facilities and lift access. The building benefits from air conditioning throughout and is served by 42 on-site car parking spaces.

ACCOMMODATION

GROUND FLOOR:	461.40 SQ M	4,968 SQ FT
FIRST FLOOR:	484.60 SQ M	5,216 SQ FT
TOTAL:	946.12 SQ M	10,184 SQ FT

RATEABLE VALUE

We have been informed via an online enquiry on the Valuation Office web site that the property has a rateable value of £92,000

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

Interested parties asked to verify this information, by making direct contact with 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.

TENURE

We have been informed the property is held Long Leasehold for a term of 125 Years from 25th March 1991 on a Peppercorn Ground Rent.

LETTING

The property is available on new lease terms.

SERVICE CHARGE & BUILDING INSURANCE PREMIUM

A service charge will be payable towards the maintenance of the external common areas of the estate. The landlord to continue to insure and recover the premium cost from the tenant.

RENT

£POA

SALE

£POA

EPC

Band: C

0950-5955-0333-0920-2030

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.

ANTI MONEY LAUNDERING REGULATIONS

Regulations require checks on all prospective tenants/purchasers. Photo ID plus proof of address is required before a transaction can proceed. AML searches are outsourced to our partner Credas (Certified Digital Identity Verification Service).

FURTHER INFORMATION

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

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07825372503

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