

SUITE 8, SEASWAN HOUSE

PHOENIX WAY | ENTERPRISE PARK | SWANSEA | SA7 9EQ

**HUNT &
THORNE**
CHARTERED SURVEYORS



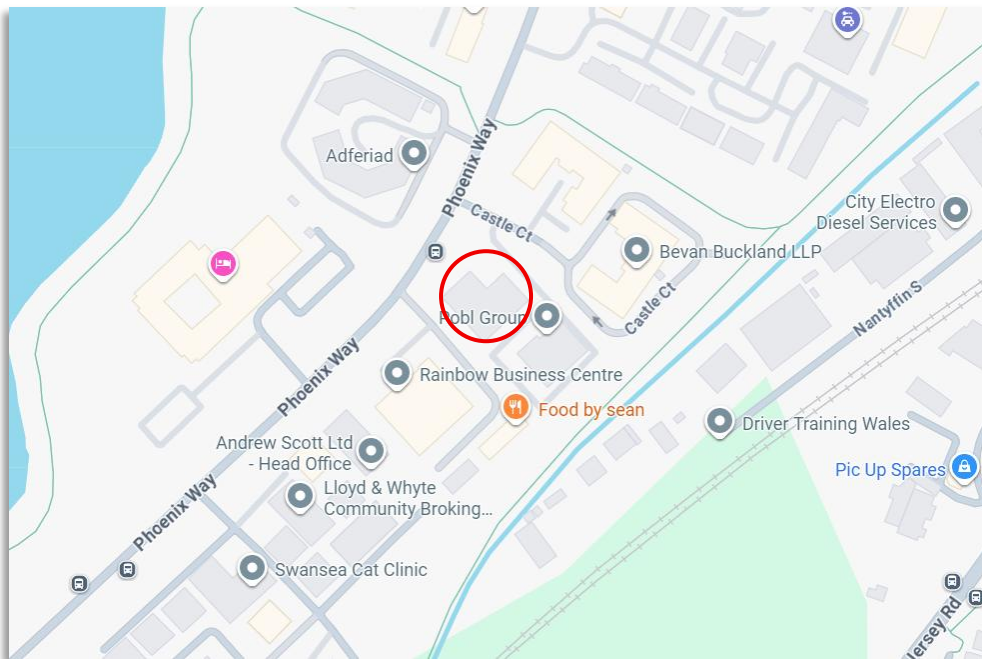
OFFICE PREMISES TO LET

- 2022 MODERN REFURBISHMENT
- EST BUSINESS LOCATION CLOSE TO J.44 & 45 M4
- GOOD ON-SITE CAR PARKING
- AVAILABLE ON FLEXIBLE TERMS
- 41.16 SQ M (443 SQ FT)
- £5,316 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:	41.16 SQ M	443 SQ FT
--------	------------	-----------

RATEABLE VALUE

We have been informed via an online enquiry on the Valuation Office website that the property has a rateable value of £3,250.

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 C1, Conwy House, Castle Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9LA

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

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

RENT

£5,316 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

Energy rating: B

CN: 4282-9337-4299-4010-0286

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.

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 Hunt & Thorne Chartered Surveyors.

JASON THORNE

jason@huntandthorne.com

07387 188482

MATTHEW SIMS

matthew@huntandthorne.com

07825 372503

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1, Conwy House, Castle Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9LA

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.



AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1, Conwy House, Castle Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9LA

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.