

5 TAWE BUSINESS VILLAGE

PHOENIX WAY | ENTERPRISE PARK, SWANSEA | SA7 9LA

HUNT & THORNE
CHARTERED SURVEYORS



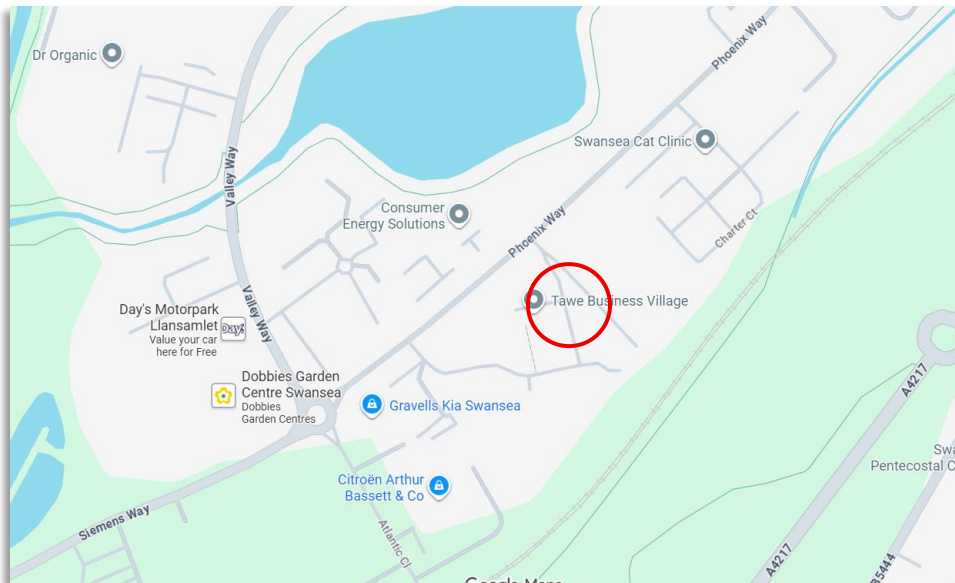
OFFICES TO LET

- PROMINENT SELF-CONTAINED OFFICE BUILDING
- CLOSE TO J44 & J45 OF THE M4 MOTORWAY
- 4 CAR PARKING SPACES
- 106.80 SQ M (1,150 SQ FT)
- ASKING RENT: £14,375 PAX

LOCATION

The property is prominently located on Tawe Business Village, which is a campus style office development prominently located fronting Phoenix Way, which is one of the main access roads circulating the central lake within the Swansea Enterprise Park. Good communications are provided to J44 & 45 of the M4 motorway, which is located approx. 2 miles north of the property, with Swansea city centre being accessed via the southern link road.

Prominent occupiers in the immediate vicinity include Land Registry, Bassetts Citroen, Dobbies Garden Centre, Nathaniel MG Group, Consumer Energy Solutions, Gravells Kia and Swansea NHS.



DESCRIPTION

5 Tawe Business Village is an end of terrace self-contained office building, set on two storeys, backing on to Phoenix Way., The elevations are of brick/breeze block construction, with a concrete tile roof.

The property could be let out on a floor-by-floor basis and comes with 4 car parking spaces. The first floor is open plan with the ground floor containing one partition.

ACCOMMODATION

Ground floor	50.7 sq m	546 sq ft
First floor office	56.1 sq m	604 sq ft
Total:	106.8 sq m	1,150 sq ft

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Hunt & Thorne Limited - Company Registration No 13141652. Suite C1 Conwy House, Castle Court, Phoenix Way, Swansea 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.

VAT

All prices are quoted excluding VAT. Our client reserves the right to charge VAT on all payments.

RATEABLE VALUE

We have been informed via an online enquiry on the Valuation Office website that the property has a rateable value of:

Ground Floor: £5,100
First Floor: £5,700

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.

LEASE TERMS

The property is available on new lease terms.

RENT

£14,375 pax

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

A service charge is payable in relation to the maintenance of the shared common areas of the estate. The landlord to continue to insure and recover the premium cost from the tenant.

EPC

Energy rating – C
CN-6225-4037-9013-8755-3078

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.

JASON THORNE

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October 2025

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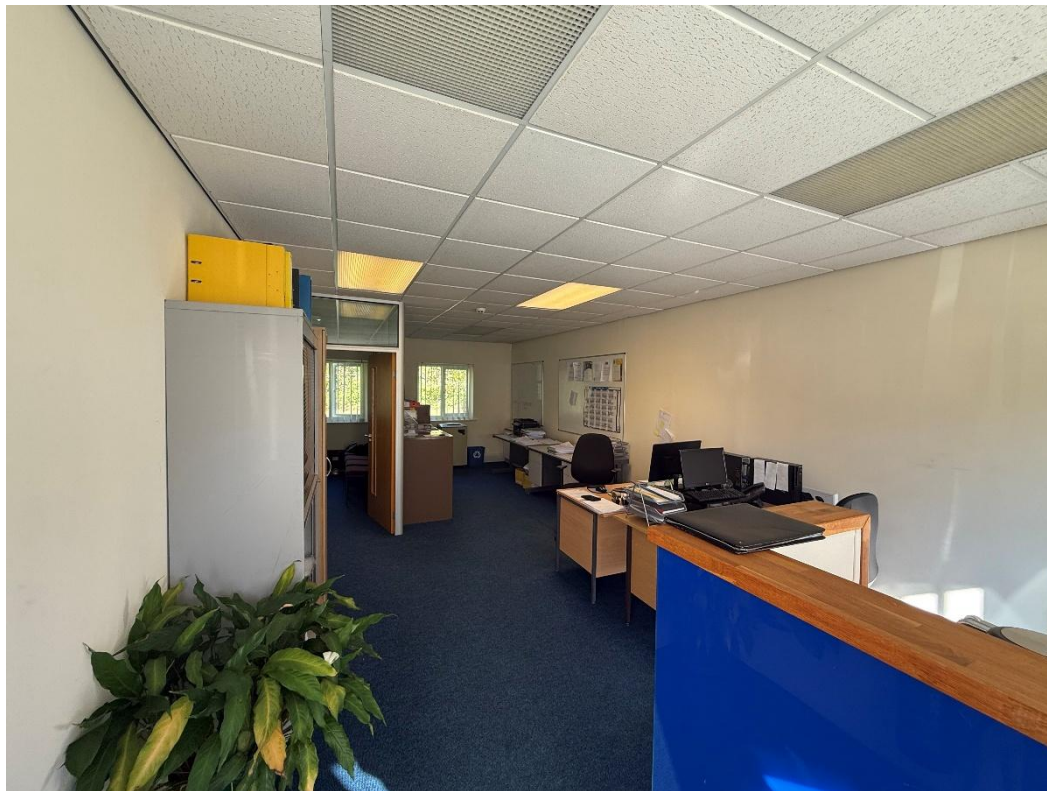
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