

AXIS 16a, AXIS COURT, MALLARD WAY

SWANSEA VALE | SWANSEA | SA7 0AJ

**HUNT &
THORNE**

CHARTERED SURVEYORS



BUSINESS SUITES TO LET

- GRADE A BUSINESS SUITES TO LET
- SUITABLE FOR MEDICAL, HEALTHCARE OR CLINICAL USE
- CLOSE TO J44 & 45 OF M4 MOTORWAY
- ALL INCLUSIVE RENT (EXCLUDES BROADBAND AND TELEPHONE)
- INDIVIDUALLY CONTROLLED AIR CONDITIONING
- FROM 10.35 SQ M (111 SQ FT) TO 15.21 SQ M (164 SQ FT)
- ASKING RENT FROM £2,775PAX TO £4,100PAX

LOCATION

Axis Court development is ideally located to the north of Swansea Enterprise Park, within the commercial development known as Swansea Vale. Excellent communications are provided to J45 of the M4 motorway, which is within 1 mile of the premises. Swansea city centre lies approx. 4 miles to the south.

Prominent occupiers in the immediate vicinity include DVLA, ERS, National Grid, Yodel and In-Post, Parcelforce, Swansea Bay NHS Trust, DJM Solicitors, James & Uzzell Accountants, Handelsbanken, Viney Hearing Care, Au Vodka, AAH Pharmaceuticals, Sinclair Jaguar Land Rover, Towergate Insurance Brokers and Sana Health.

Swansea is the second largest city in Wales and located approximately 40 miles west of Cardiff and 190 miles west of London. The city benefits from excellent road communications, being situated approximately 5 miles to the south of the M4 motorway, with direct access via Junctions 42 to 47. This road communication is further enhanced by the A465 (Heads of the Valleys Road), leading to Merthyr Tydfil, Heads of the Valleys and the Midlands.

Swansea mainline rail station provides direct services to both Cardiff and London (Paddington). Cardiff Airport is located 37 miles to the east of Swansea and Bristol Airport is located 85 miles to the southeast. The region has a cir population of 244,500, with an estimated 549,000 people within 30-minute drive time. Swansea benefits from two universities and large-scale employers include DVLA, Amazon, HM Land Registry and Owens Road Services.

DESCRIPTION

Axis Court is considered to be one of the most modern Grade A quality out of town office developments within in Swansea. Constructed in cir 2007, the development offers high quality offices, with good car parking ratios, close to J44 and 45 of the M4.

The building is of standard steel frame construction, with breeze block, rendered and feature wood panelling elevations, beneath a concrete tiled roof. A feature atrium entrance exists to provide a quality exclusive entrance to the building.

ACCOMMODATION

See availability schedule.

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 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.

VAT

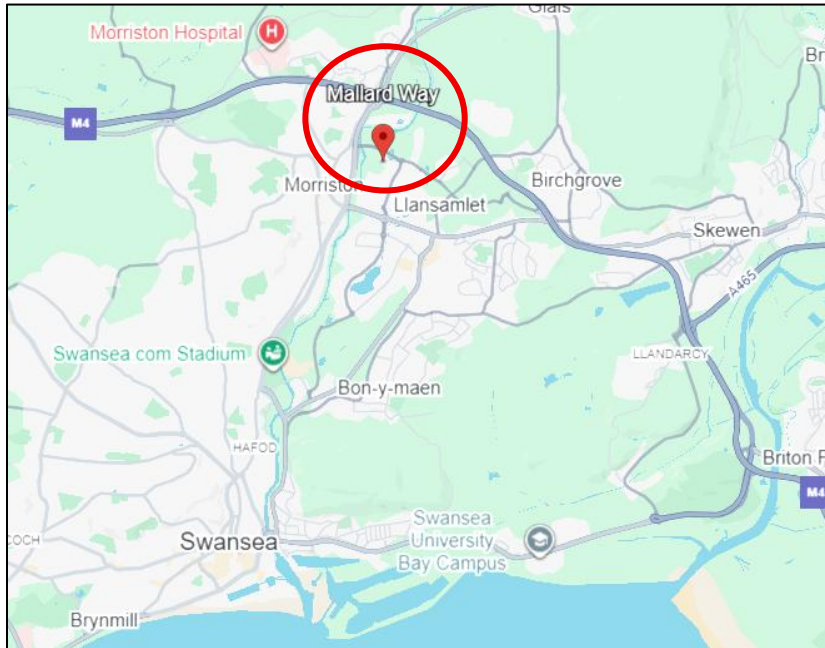
Our client reserves the right to charge VAT on all payments. VAT will be charged.

ASKING RENT

From £2,775pax

EPC

To be provided.



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.

MATTHEW SIMS

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November 2025

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AVAILABILITY SCHEDULE

SUITE	SIZE	RENT (ALL INCLUSIVE)	AVAILABILITY	DEPOSIT
1	14.31 SQ M (154 SQ FT)	£3,850PAX	AVAILABLE	£500
2	15.21 SQ M (164 SQ FT)	£4,100PAX	AVAILABLE	£500
3	12.83 SQ M (138 SQ FT)	£3,450PAX	AVAILABLE	£500
4	10.35 SQ M (111 SQ FT)	£2,775PAX	AVAILABLE	£500
5	12.30 SQ M (132 SQ FT)	£3,300PAX	AVAILABLE	£500

ALL INCLUSIVE RENTS INCLUDES: RENT, SERVICE CHARGE, BUILDING INSURANCE, RATES & UTILITIES.

EXCLUDES: BROADBAND & TELEPHONE.

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