

# SECOND FLOOR OFFICES, 50A WIND STREET

SWANSEA | SA1 1EE

**HUNT &  
THORNE**  
CHARTERED SURVEYORS



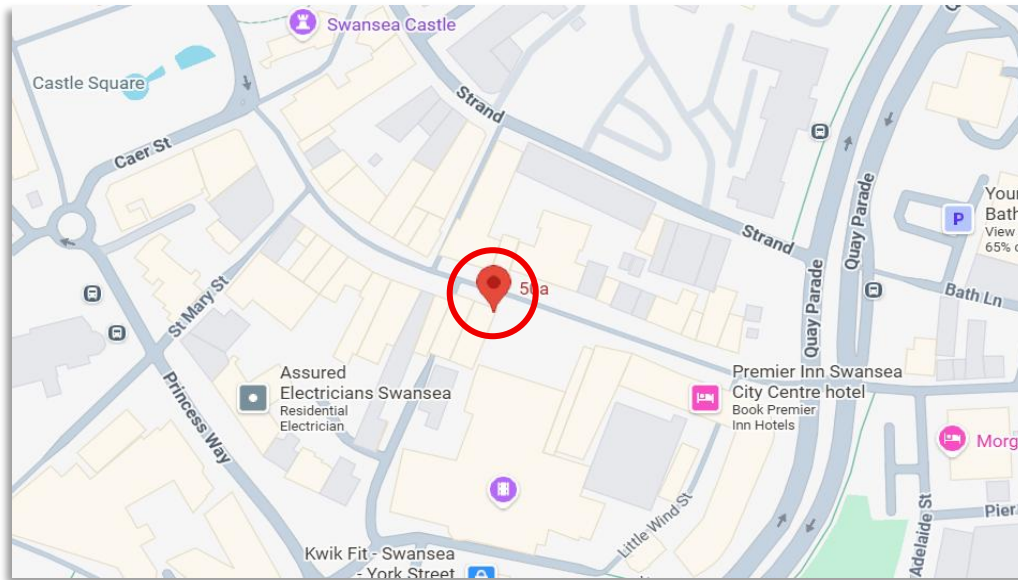
# OFFICES TO LET

- MODERN CITY CENTRE OFFICE ACCOMMODATION
- LIFT ACCESS
- CLOSE TO NCP CAR PARK
- 845.79 SQ M (9,104 SQ FT)
- ASKING RENT: £54,624 PAX

## LOCATION

The property is situated on Wind Street, one of Swansea's principal retail and leisure destinations. The suite is extensively partitioned to provide a combination of small offices and meeting rooms. Access to the second-floor offices is obtained via an alleyway located between Nando's and Bambu Beach Bar.

Prominent occupiers in the immediate vicinity are JD Wetherspoon, Nandos, Coyote Ugly Saloon and Vue Cinema.



## DESCRIPTION

The office accommodation forms part of the second floor of a modern four-storey building. Lift access is provided to all floors. The suite is set to cellular office accommodation, with self-contained staff and welfare facilities.

## ACCOMMODATION

TOTAL: 845.78 sq m (9,104 sq ft)

## VAT

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

## LEGAL COSTS

Each party to pay their own legal costs in any transaction.

## RATEABLE VALUE

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

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 9LA

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## LEASE TERMS

The suite is available on new lease terms.

## SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

The tenant to contribute to the maintenance of the external part of the property and internal communal areas via a service charge agreement. The Landlord continues to include and recover the premium cost from the Tenant.

## ASKING RENT

£54,624 PAX

## 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 joint letting agents Hunt & Thorne Chartered Surveyors and Savills.

### MATTHEW SIMS

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### JASON THORNE

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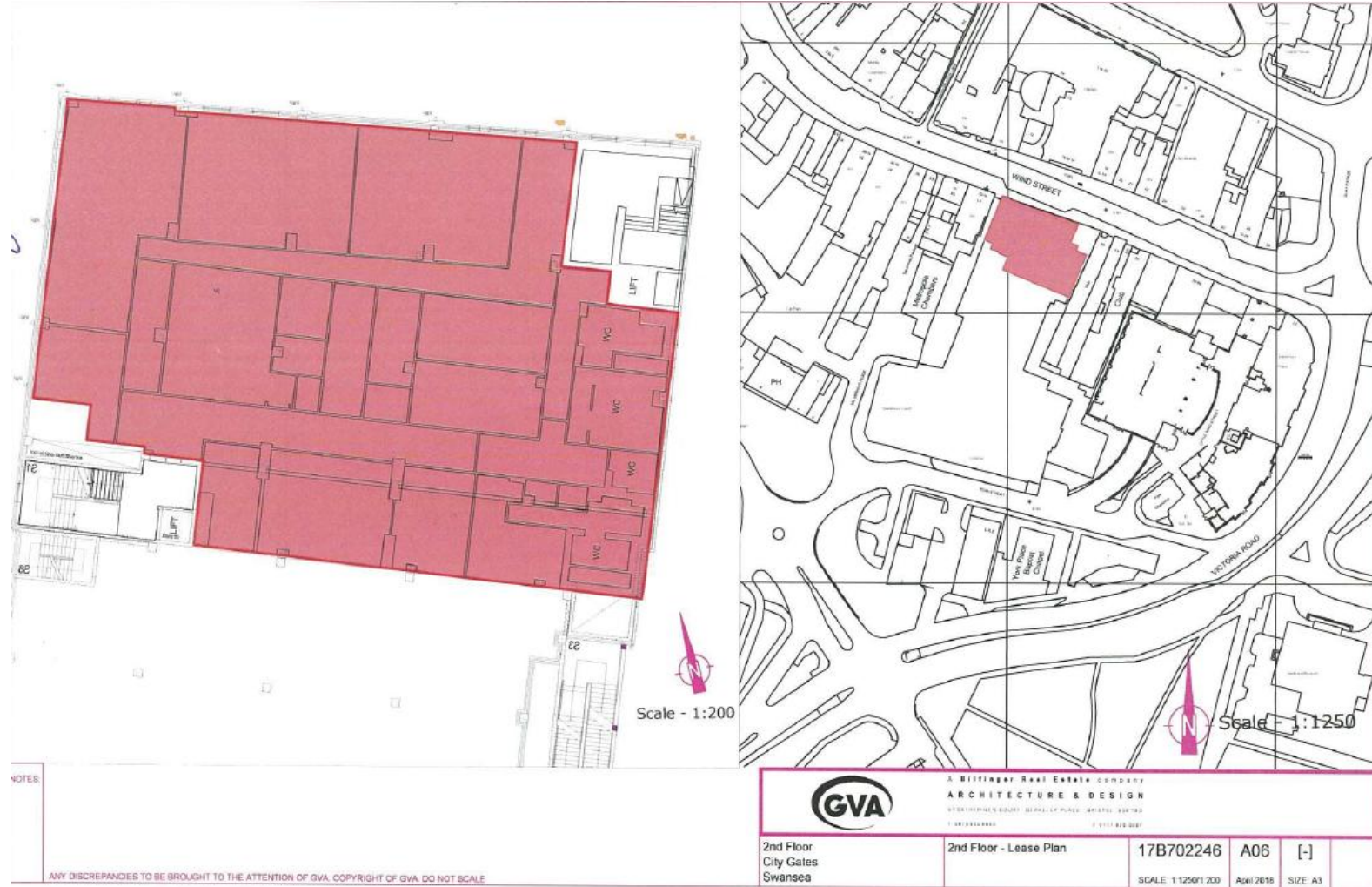
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November 2025

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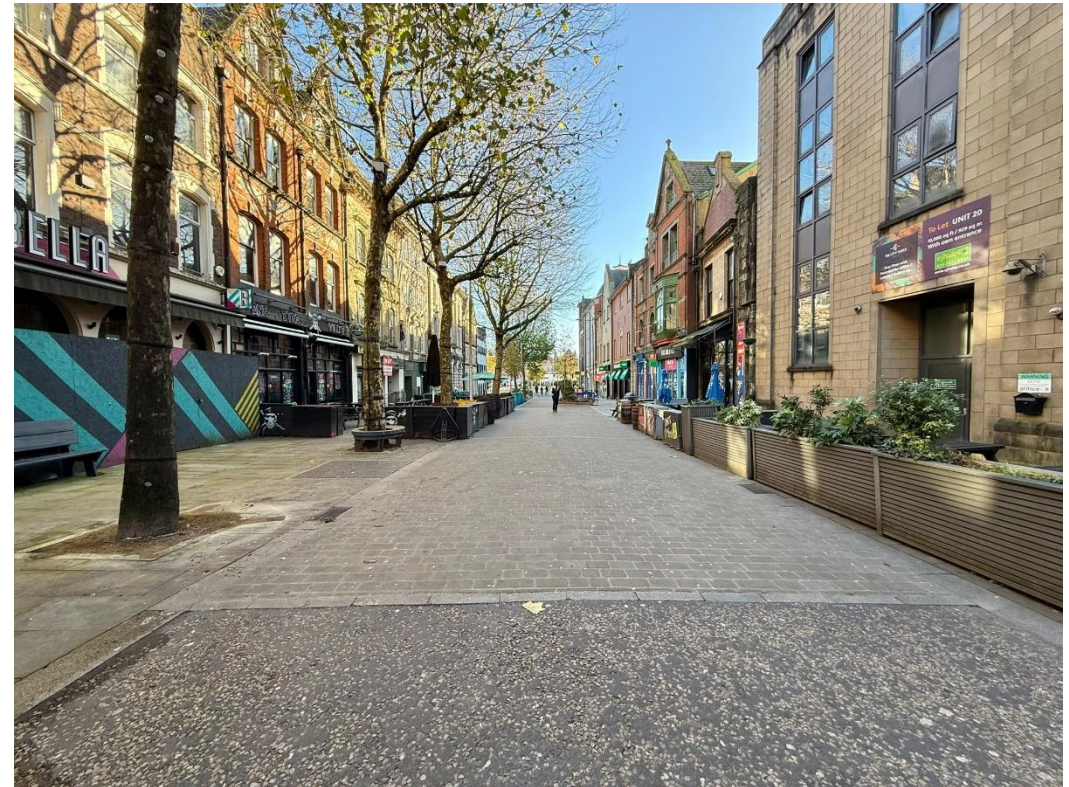
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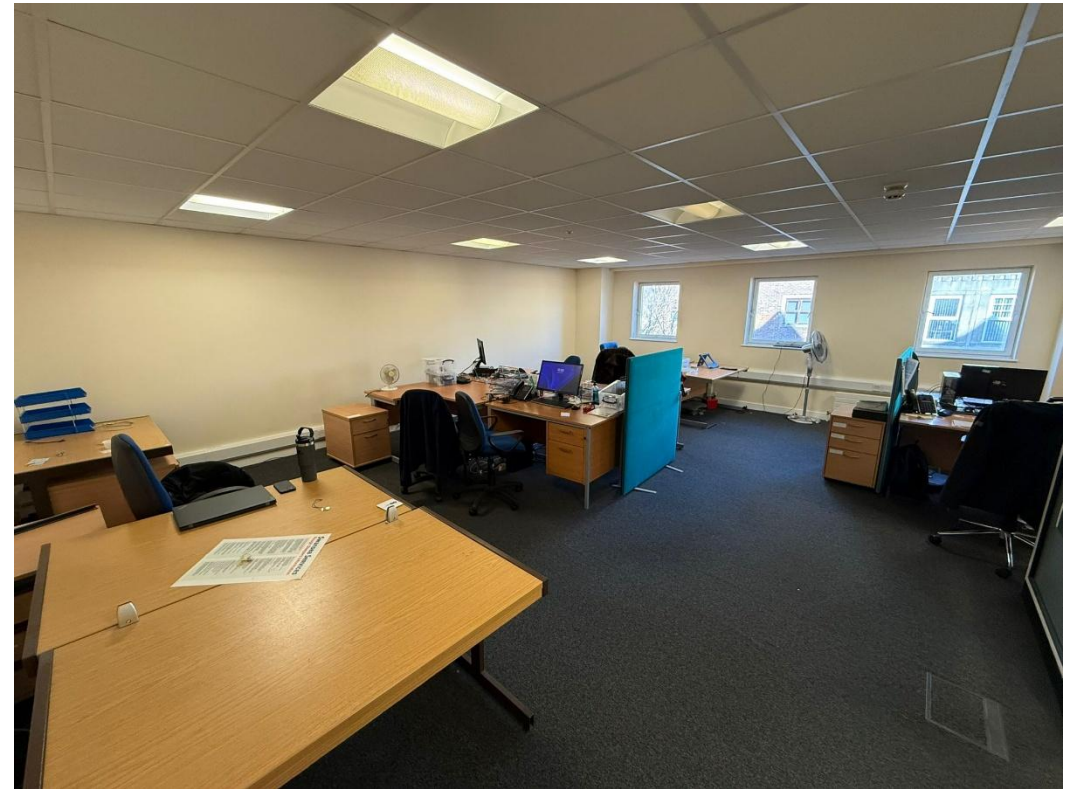
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