



The Refinery, Atlantic Close, Swansea, SA7 9FJ

TO LET

High Quality Partially Fitted Office
Accommodation With Excellent Parking

3,880 - 27,880 Sq Ft
(360 - 2,590 Sq M)

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DESCRIPTION

Detached, two storey office premises. The specification includes a new Heating / cooling air-conditioning, raised floors, suspended ceilings, recessed lighting, 2 x 8 Person passenger lifts, shower facilities, manned reception and excellent parking. A service will be payable to cover the landlords cost of running and maintaining the building and common areas. Further details available upon request.

- ✓ Ceiling mounted air conditioning
- ✓ Energy efficient LED lighting
- ✓ 2 x 8 person lift
- ✓ Male, female & disabled WC's & showers
- ✓ Partially fitted out quality accommodation
- ✓ Excellent parking ratio of 1:180 sq.ft



LOCATION

The Refinery is located on Swansea Enterprise Park, a well established and recognised commercial destination, for both public and private sector occupiers. It is home to the following occupiers; HM Land Registry, Royal Mail, NFU Mutual, Barclays and Lloyds Bank. Convenient access is offered to J44 and J45 of the M4 motorway, located 5.5 miles and 8 miles away respectively.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor - Right	12,000	1,115
Ground Floor - Left	3,880	360
First Floor - Right	12,000	1,115
Total	27,880	2,590

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

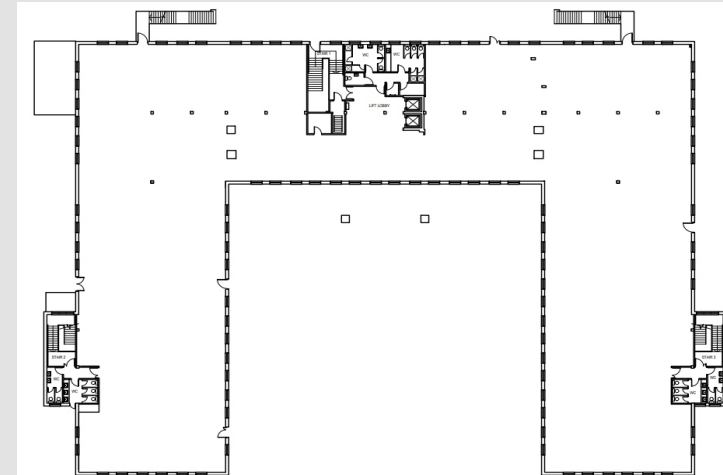
BUSINESS RATES

Tenant to be responsible for all commercial rates payable.
Rates Payable: £4.14 sq ft

TERMS

New lease on effective FRI terms by way of service charge, at a rent of £12.50 psf excl.

EPC EPC Rating: A (22)



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Regulated by RICS 30-Jan-2026

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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