

UNIT 16F PROSPECT PARK

QUEENSWAY | SWANSEA WEST BUSINESS PARK | SA5 4ED

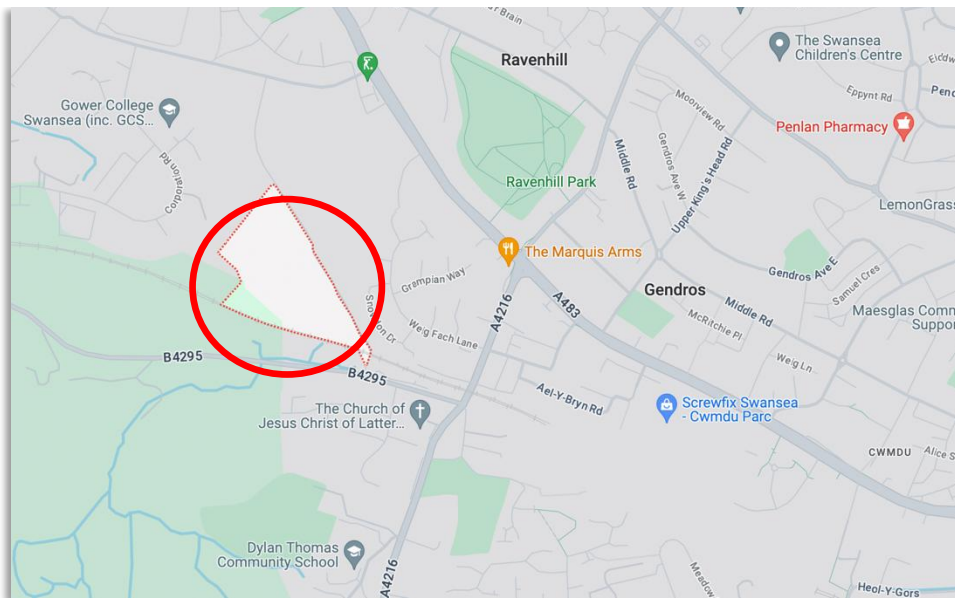


INDUSTRIAL TO LET

- INDUSTRIAL ACCOMMODATION
- 1,302.53 SQ M (14,021 SQ FT)
- 2 MILES FROM J47 OF THE M4 MOTORWAY
- GOOD EAVES HEIGHT (MIN 7.48M)(MAX 11.67M)
- GOOD ON-SITE CAR PARKING
- RENT £70,000 PAX

LOCATION

Prospect Park is at the end of the Queensway, in the upper part of Swansea West Business Park, Swansea. The park benefits from good transport links to Swansea City Centre and J47 of the M4, which lies 2 miles to the northwest. Prominent occupiers in the immediate area include Character, Hurns Brewery, Ken Williams Motors, Swansea Gymnastics, Wheelies Direct and Plexus.



DESCRIPTION

The industrial building is located to the rear of the site via a shared canopy and comprises of standard steel frame structure with alloy sheeting.

- DOUBLE ENTRANCE DOORS
- GOOD EAVES HEIGHT
- OFFICE ACCOMMODATION
- CLOSE TO J47 OF THE M4

ACCOMMODATION

TOTAL:	1,302.53 SQ M	14,021 SQ FT
---------------	---------------	--------------

RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office, that the property has a rateable value of £TBC. A new rateable value assessment is needed.

UBR for Wales 2025/26 is 56.8p in the £.

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 new lease terms.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

Tenant to contribute to the external maintenance of the common areas

via a service charge payment. The landlord to continue to insure the property and recover the premium for the tenant.

RENT

£70,000 pax

EPC

TBC

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.

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

jason@huntandthorne.com

07387 188482

MATTHEW SIMS

matthew@huntandthorne.com

07825 372503

NOVEMBER 2024

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.