

FFYNNON MENTER

PHOENIX WAY | ENTERPRISE PARK, SWANSEA | SA7 9HZ

HUNT & THORNE
CHARTERED SURVEYORS



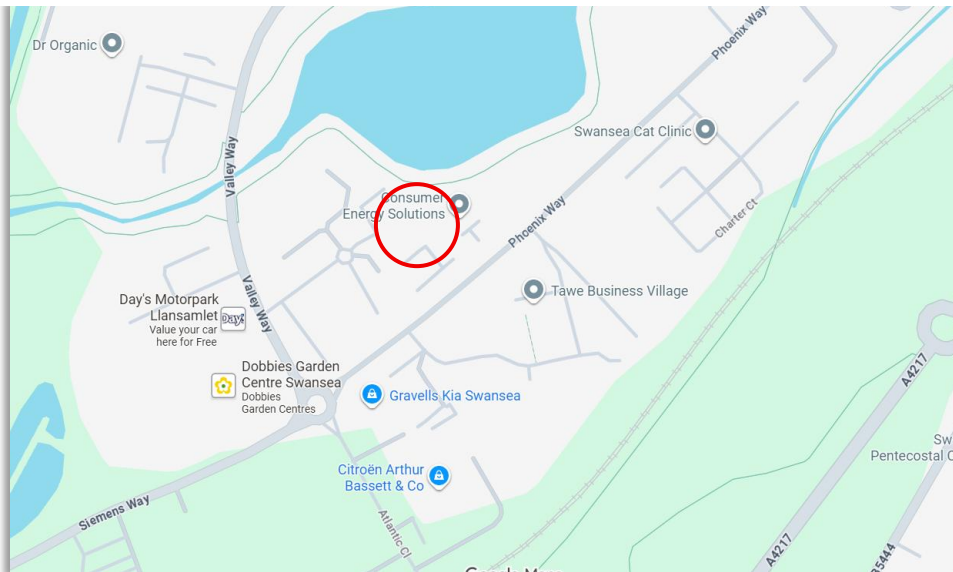
OFFICES TO LET

- HIGH SPECIFICATION QUALITY OFFICES TO LET
- RECENTLY REFURBISHED
- 158 SECURE CAR PARKING SPACES
- CLOSE TO J44 & J45 OF THE M4 MOTORWAY
- 232 – 3,264 SQ M (2,500 – 35,138 SQ FT)
- ASKING RENT: £14.00 PER SQ FT

LOCATION

The property is situated at the heart of Swansea Enterprise Park in an attractive lakeside setting. It is a well-established commercial destination, for both public and private sector. Swansea train station is located 2.5 miles away and provides regular service to Cardiff and Paddington. Convenient access is offered to J44 and J45 of the M4 motorway less than 5 minutes drive.

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



DESCRIPTION

The property is a self-contained three-storey office building situated at the heart of Swansea Enterprise Park with excellent car parking.

The property has recently undergone a comprehensive refurbishment to offer occupiers high specification office accommodation. The floor plates can be sub-divided and we can offer suites from as little as 2,500 sq ft upwards.

The building benefits from an existing quality fit out which includes a number of meeting rooms, boardrooms, break out areas, bespoke kitchen and reception area.

- Recently fully refurbished
- Ceiling-mounted VRF system
- Suspended ceiling with LED lighting
- Full data cabling and comms provision
- Quality boardroom and meeting rooms
- Refurbished male, female and disabled WC's
- 158 secure car parking spaces

ACCOMMODATION

Net Internal Areas		
Ground Floor	1,445 sq m	15,554 sq ft
First Floor	1,487 sq m	16,011 sq ft
Second Floor	227 sq m	2,466 sq ft
Annex	105 sq m	1,127 sq ft
Total:	3,264 sq m	35,138 sq ft

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

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 any representation or 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

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

UBR for Wales for 2025/26 is 0.568p in the £.

LEASE TERMS

A new full repairing and insuring Lease for a Term to be agreed. The lease will be direct with the Landlord.

LEGAL COSTS

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

RENT

£14.00 per sq ft.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

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

EPC

A new EPC is being 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 Lambert Smith Hampton.

JASON THORNE

jason@huntandthorne.com

07387 188482

MATTHEW SIMS

matthew@huntandthorne.com

07825 372503

Joint agent:

Lambert Smith Hampton

CHRIS TERRY

CTerry@lsh.co.uk

07793 269442

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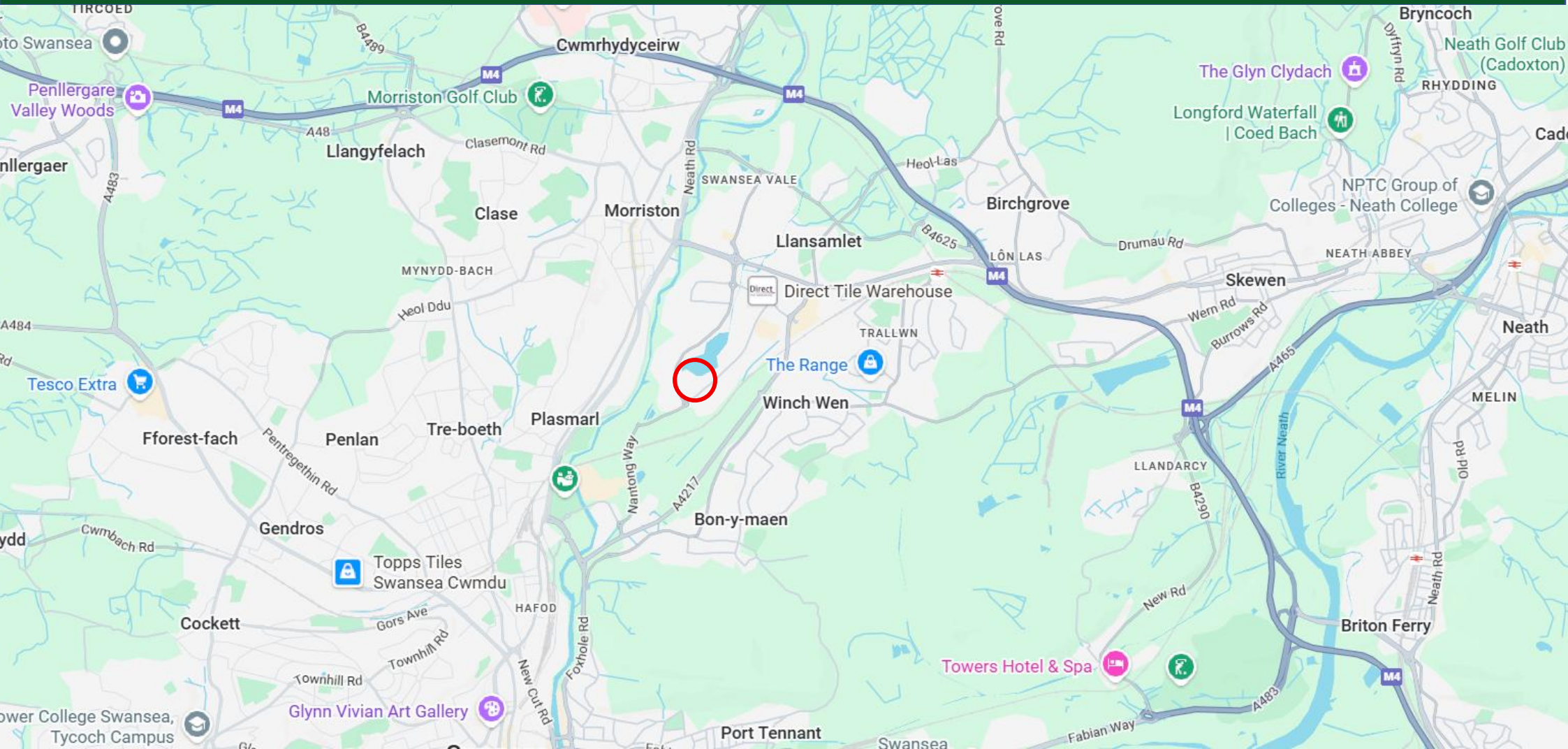
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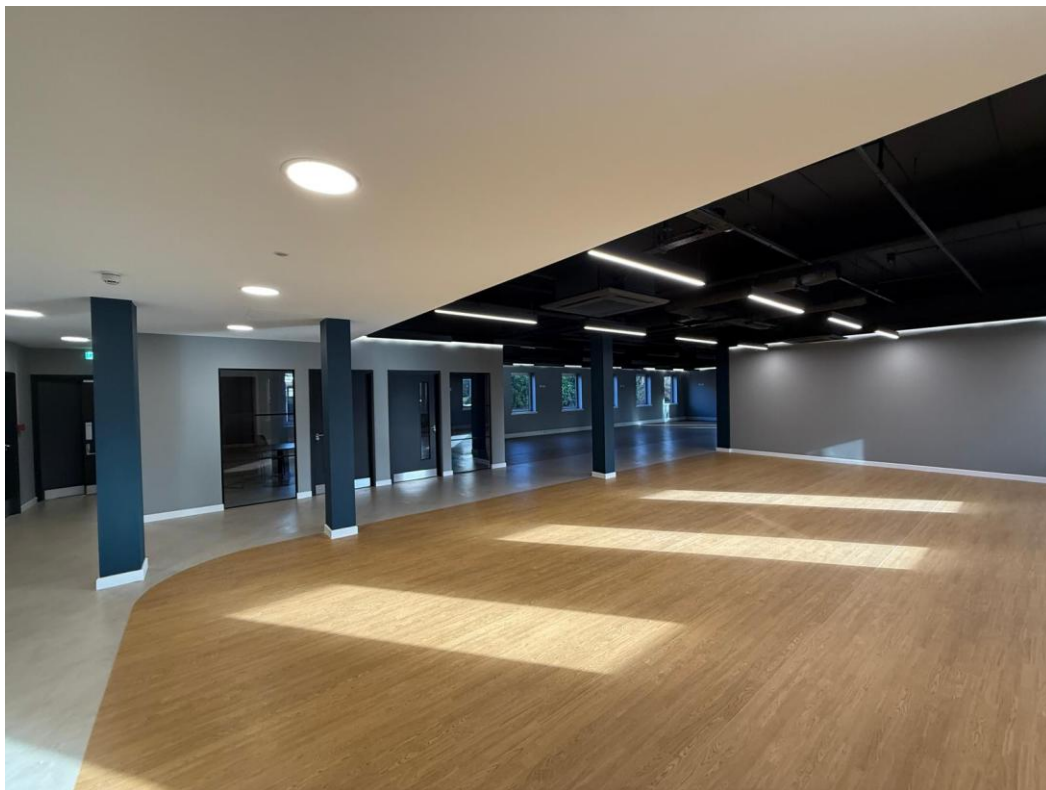
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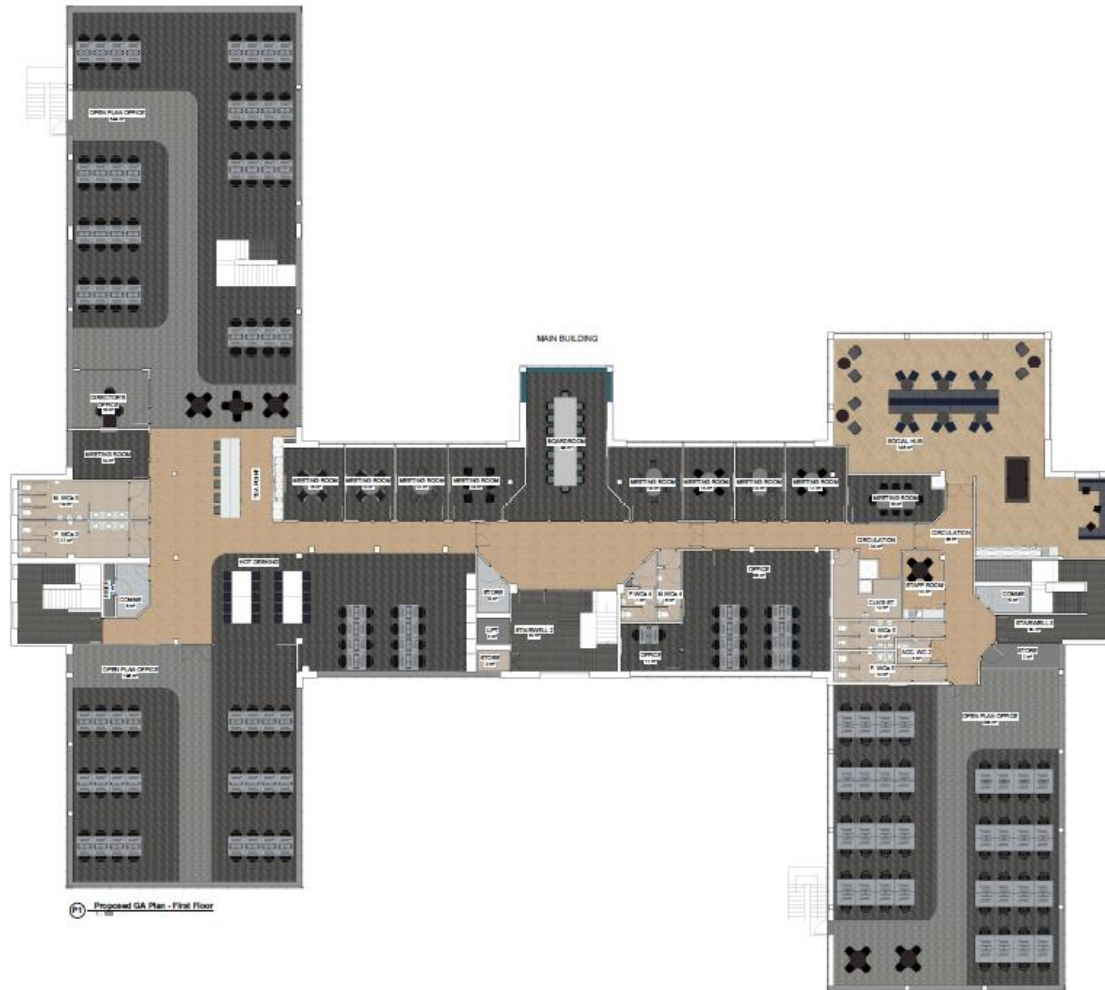
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