

# 6 NEW MILL COURT

PHOENIX WAY | ENTERPRISE PARK, SWANSEA | SA7 9FG

**HUNT &  
THORNE**  
CHARTERED SURVEYORS



# OFFICES

## FOR SALE/TO LET

- DETACHED OFFICE BUILDING
- POTENTIAL FOR OPEN PLAN AND CELLULAR OFFICE SPACE
- POTENTIAL FOR ALTERNATIVE D1 USE (STANC)
- 18 CAR PARKING SPACES
- CLOSE TO J44 AND 45 M4
- 243.69 SQ M (2,623 SQ FT)

## LOCATION

The property is located on New Mill Court, a modern office development off Phoenix Way, which is one of the main roads, circulating the central lake, within the heart of the Swansea Enterprise Park. The property is within 2 miles of J44 and 45 of the M4 motorway, located to the north. Swansea city centre is located 4 miles to the south.

Prominent occupiers in the immediate vicinity include Lakeside Veterinary Surgery, Europcar, Home Bargains, Greggs, Screwfix, Perthyn, Johnson Controls and GE Vernova.



## DESCRIPTION

A detached single storey office building, with self-contained forecourt car parking, providing 18 car parking spaces. The building has brick elevations, beneath a concrete tiled roof, with a feature aluminium double door entrance.

The premises provides an impressive entrance lobby, reception and 8 offices, with staff accommodation and store. The premises has currently been adapted by the present occupier using two additional offices as kitchens.

## ACCOMMODATION

|               |             |               |
|---------------|-------------|---------------|
| <b>TOTAL:</b> | 243.69 sq m | (2,623 sq ft) |
|---------------|-------------|---------------|

## RATEABLE VALUE

We have been informed via an enquiry on the Valuation Office web site that the rateable value of the property from 1st April 2026 is £23,000.

UBR for Wales 2026/27 is 0.502p in the £.

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.

## TENURE

The property is held Long Leasehold for an original term of 125 years (less 3 days) from 25th December 1988. This is on a peppercorn ground rent.

## TERMS

The property is available to purchase, offers in the region of £295,000.

Alternatively, the property could be available on a lease, terms of which are open to negotiation, at a rent of £28,150 pax. A refurbishment program could be undertaken at the property, if taken on a lease basis.

## SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

A service charge is payable in relation to the upkeep of the New Mill Court access road. If the property is leased, the landlord will continue to insure and recover the premium cost from the tenant.

## EPC

Band – C

CRN – 8714-8296-4438-5070-2247

## VAT

All prices are quoted exclusive of VAT. Our client reserves the right to charge VAT on all payments. We have been informed that the property is not currently elected for VAT.

## 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

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07387 188482

## MATTHEW SIMS

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07825 372503

February 2026

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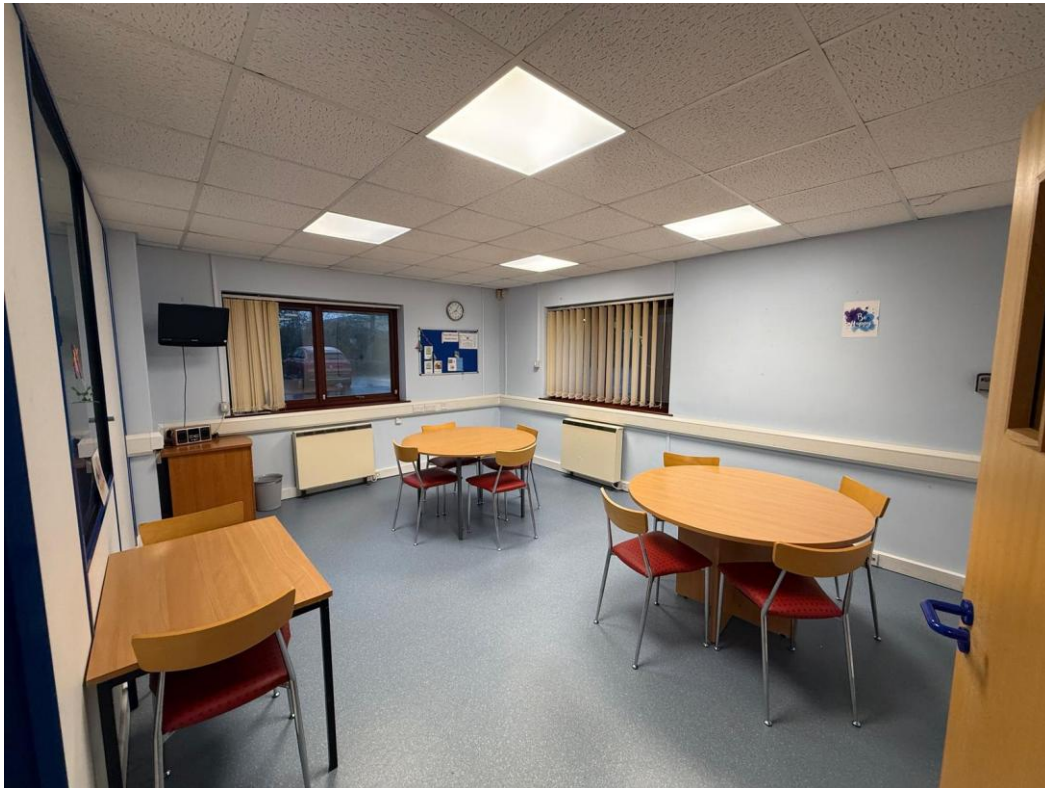
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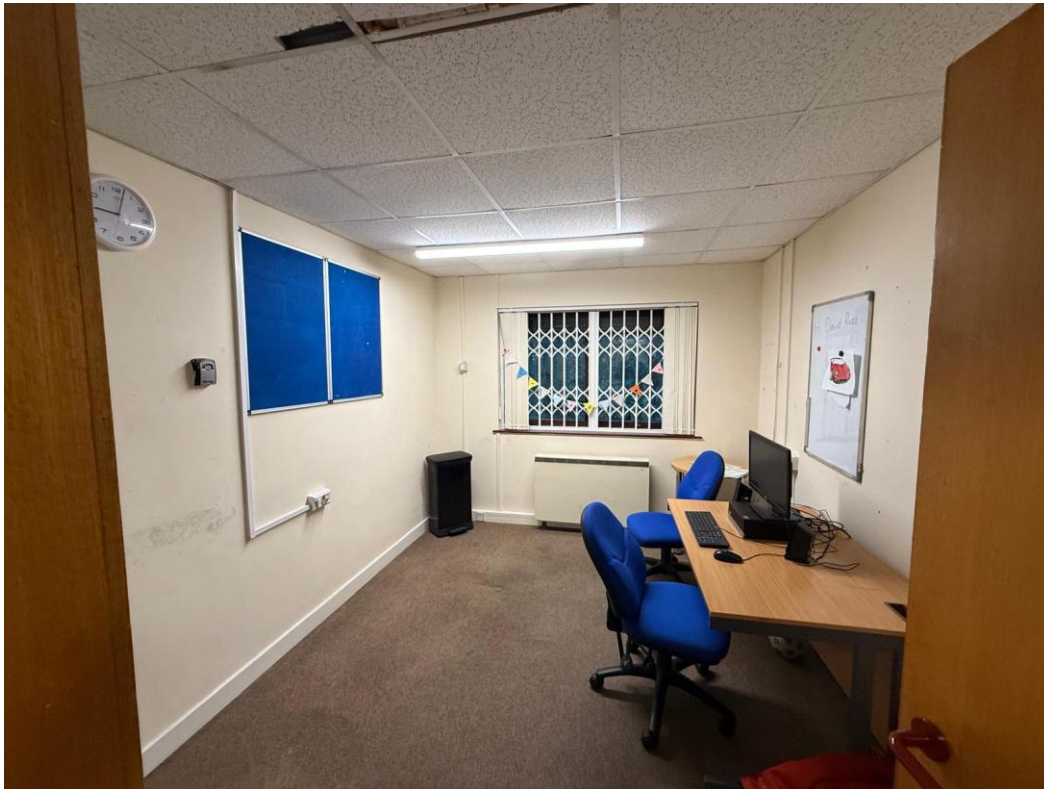
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