

FORMER TELESGOP OFFICE SUITE

GF BAY STUDIOS | FABIAN WAY | SWANSEA | SA1 8QJ

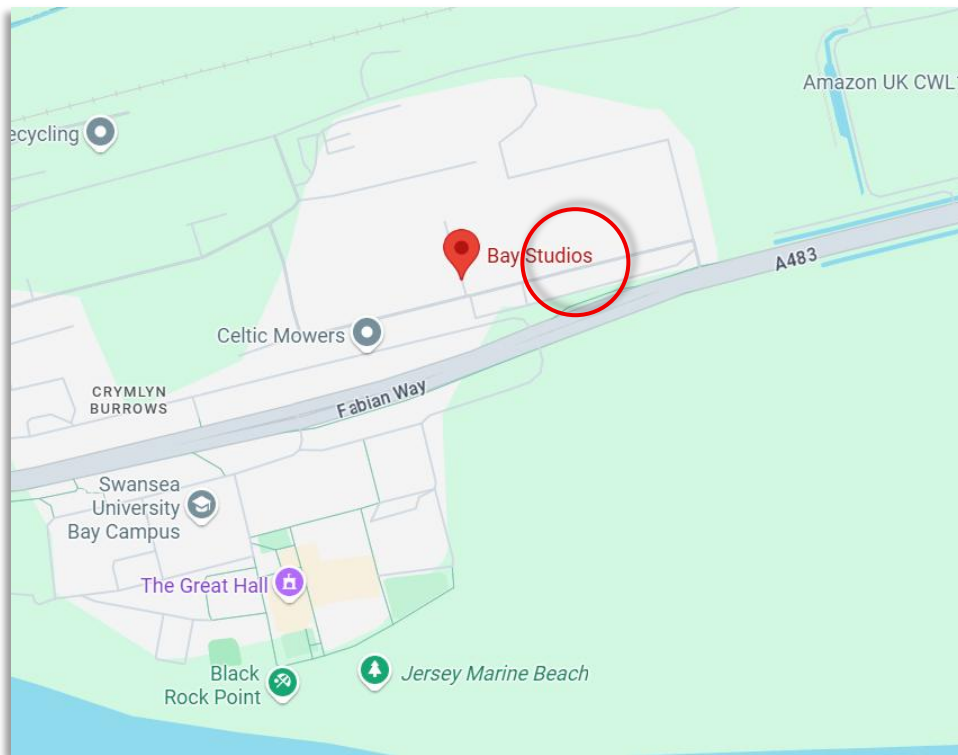


OFFICES TO LET

- GROUND FLOOR OFFICE ACCOMMODATION
- OPEN PLAN AND CELLULAR OFFICE SPACE
- HIGH LEVEL OF ON-SITE CAR PARKING
- 315.13 sq m (3,392 sq ft)
- CLOSE TO J42 M4

LOCATION

The property is located to the ground floor of the front office development, at the entrance to Bay Studios, located within 1 mile of J42 M4, accessed via the A483 Fabian Way and also from Ffordd Amazon, to the rear of the development. Prominent occupiers in the immediate vicinity include Cyden, Swansea University, Amazon and The Towers Hotel & Spa.



DESCRIPTION

A ground floor office suite within a concrete frame two storey building, clad with alloy cladding, under a flat roof configuration. Car parking is located to the front and rear of the property.

ACCOMMODATION

Total area: 315.13 sq m (3,392 sq ft)

The premises provides an impressive entrance lobby, open plan office, Conference room, 8 offices and staff accommodation.

Further storage rooms are available by separate agreement.

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.

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 in this transaction.

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 £22,500.

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

LEASE TERMS

The office suite is available on new lease terms.

RENTAL

Rental offers in the region of £40,704 pax.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

A service charge is payable in relation to the upkeep of the internal communal areas, the external part of the property and estate. The landlord will continue to insure and recover the premium cost from the tenant.

EPC

TBA.

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 Hunt & Thorne Chartered Surveyors.

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07825 372503

February 2026

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DISTANCES

Destination	Approx. Distance from Bay Studios	Approx. Journey Time by Car
Swansea City Centre	2.3 miles	7-10 mins
Swansea Railway Station	3 miles	8-12 mins
Swansea Bus Station	3 miles	8-12 mins
Cardiff	43 miles	55-65 mins
Bristol	80 miles	1 hr 30-40 mins
Birmingham	144 miles	2 hrs 50-3 hrs
London Paddington	164 miles	3 hrs 30-45 mins

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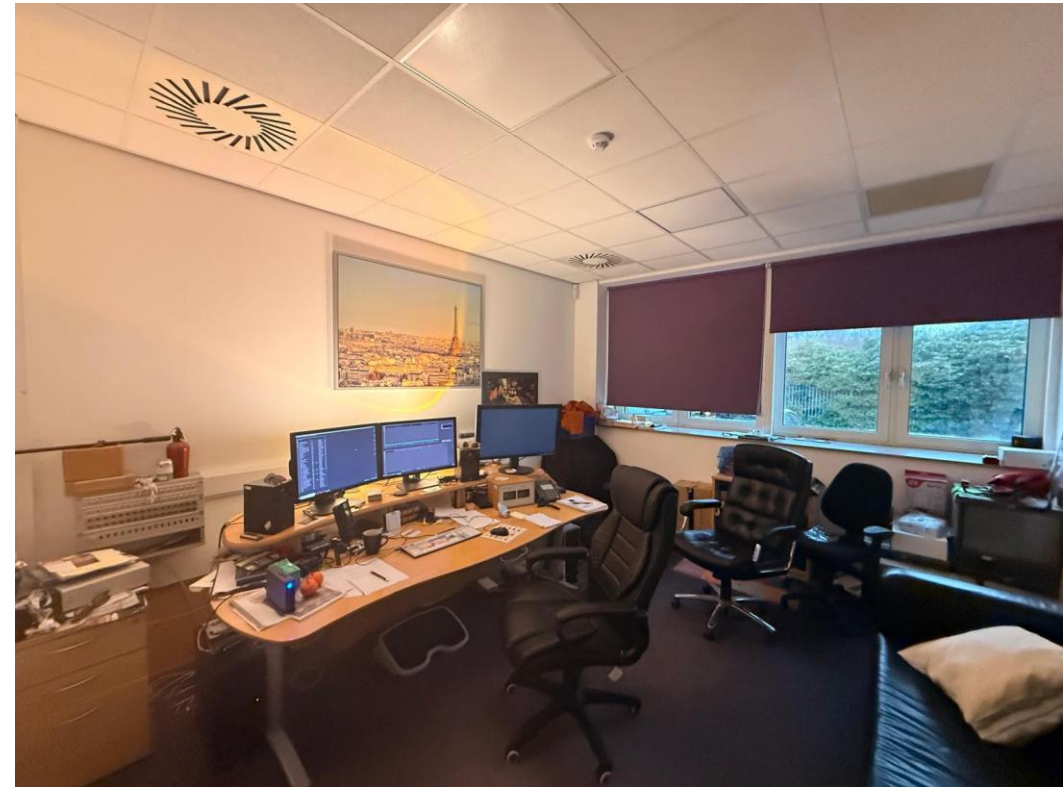
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