

FIRST FLOOR SUITE 3, ACORN HOUSE

PHOENIX BUSINESS PARK | ENTERPRISE PARK, SWANSEA | SA7 9FZ

HUNT & THORNE
CHARTERED SURVEYORS

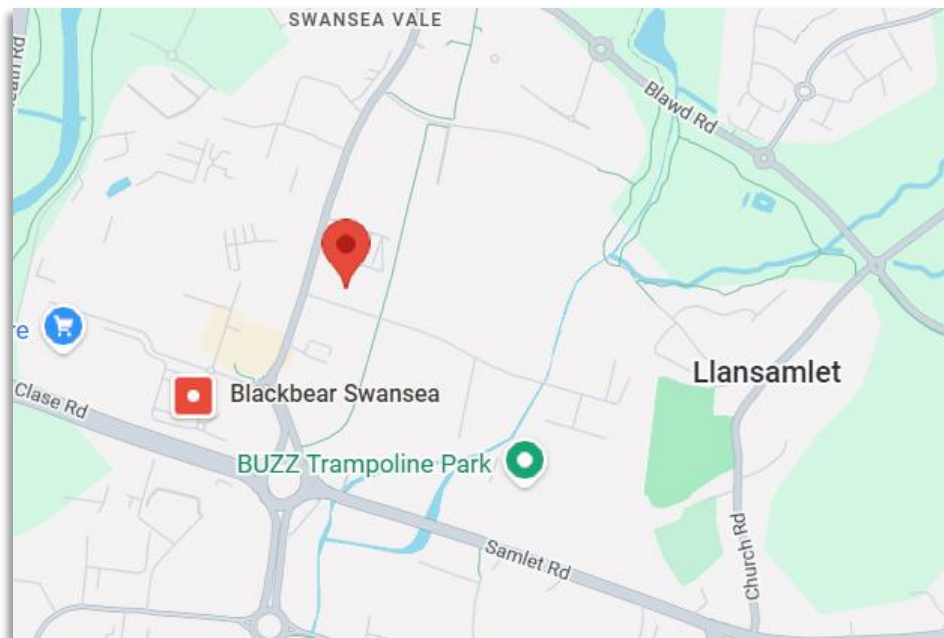


OFFICE SPACE TO LET

- FLEXIBLE OFFICE SPACE
- ESTABLISHED COMMERCIAL LOCATION
- CLOSE TO CITY CENTRE AND M4 MOTORWAY
- 3 DEDICATED PARKING SPACES
- 60 SQ M (641 SQ FT)
- ASKING RENT £8,000 PAX

LOCATION

The property is located in the heart of Swansea Enterprise Park. Access is provided via Lion Way, which is a side road off Phoenix Way. Prominent occupiers within the vicinity include Tesco Extra and Greggs.



DESCRIPTION

The office accommodation is situated on either the ground or first floor of a two-storey office building. A shared entrance to the ground floor leads to stairs giving access to the first-floor suites. The offices benefit from dedicated kitchen facilities and shared W/C facilities.

- Solid floors with carpets
- 3 dedicated parking spaces
- Perimeter trunking
- Intruder alarm
- Kitchen facilities in each suite
- Plastered and painted walls
- Good Business Park location
- Close proximity to J45 of M4 motorway

ACCOMMODATION

Total	60 sq m	641 sq ft
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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 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 excluding VAT. Our client reserves the right to charge VAT on all payments.

RATEABLE VALUE

We have been informed via an enquiry on Valuation Office website, that the rateable value is £ TBA.

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

Interested parties are advised to verify this information.

LEASE TERMS

Available on new lease terms, to be agreed.

RENT

£8,000 PAX

PLANNING

Direct enquiries to Swansea Council.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

The tenant is to pay a service charge to the landlord in relation to the joint shared maintenance and up-keep of the internal common areas and external areas of the property and grounds, including car parking areas. A proportional amount of building insurance will be payable to the landlord in relation to the space occupied. Details available upon request.

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

March 2026

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