

# 1<sup>ST</sup> FLOOR – SUITE A, CARDIGAN HOUSE

**HUNT & THORNE**  
CHARTERED SURVEYORS

CASTLE COURT | PHOENIX WAY, ENTERPRISE PARK, SWANSEA | SA7 9EQ



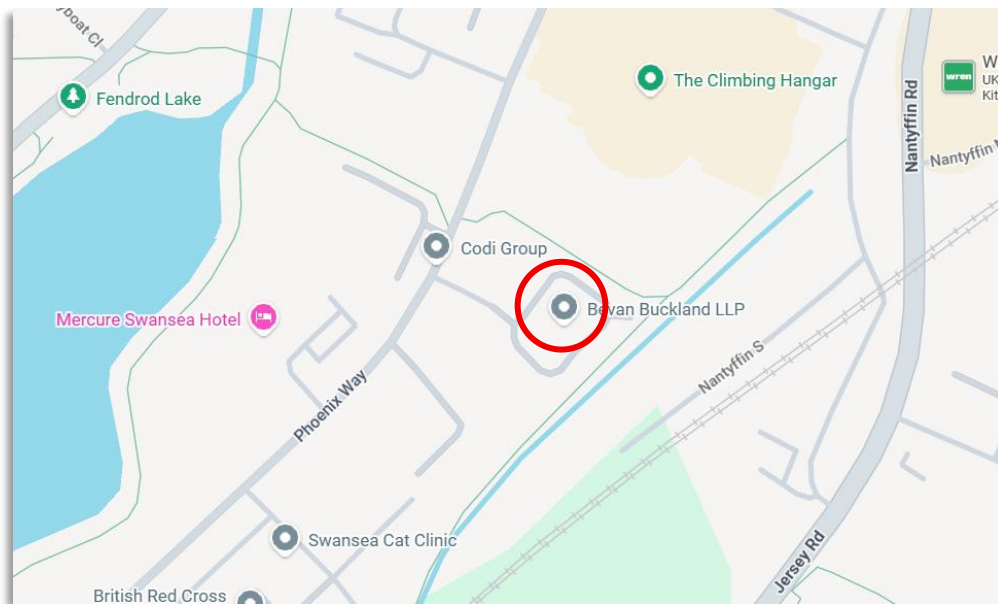
# OFFICE TO LET

- QUALITY OFFICE BUILDING
- LIFT ACCESS
- GOOD ON-SITE CAR PARKING
- ESTABLISHED OFFICE LOCATION CLOSE TO J44 AND 45 M4
- 578.14 SQ M (6,223 SQ FT)
- ASKING RENT £77,795 PAX

## LOCATION

Cardigan House is a prestigious office building located on Castle Court, which fronts Phoenix Way, one of the main office locations, within the Swansea Enterprise Park. Prominent occupiers in the immediate vicinity include Lloyds Bank, Johnson Controls, Pobl, Bevan Buckland Accountants, General Electric, Lakeside Vets, Oak Furniture and Home Bargains.

The park has excellent road access with junctions 44 & 45 of the M4 motorway, located approx. 2 miles north of the property. Swansea City centre being located approx. 5 miles to the south.



## DESCRIPTION

A modern office development, constructed in the 1980's. The development is a steel frame, brick/breeze block construction, with feature windows, under a concrete tiled roof. The accommodation is set to the first floor. Lift access is provided to the central core. The property benefits from three core access points, allowing the floor plate to be divided down to suites as small as 2,500 sq ft. The property also benefits from raised floor in one wing.

## ACCOMMODATION

|              |             |             |
|--------------|-------------|-------------|
| <b>TOTAL</b> | 578.14 sq m | 6,223 sq ft |
|--------------|-------------|-------------|

## 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.

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.

## LEASE TERMS

The property is available on new lease terms, open to negotiation.

## SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

A service charge will be payable in relation to the maintenance of the internal common areas, the external part of the property and the external common areas. The landlord will continue to insure the property and recover the premium cost from the tenant.

## ASKING RENT

£77,795 PAX

## EPC

Energy rating: C

Certificate No: 0090-5255-0300-8151-2004

## VAT

All prices are quoted exclusive of VAT. VAT will be payable 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 letting agents Hunt & Thorne Chartered Surveyors.

## JASON THORNE

jason@huntandthorne.com

07387 188482

## MATTHEW SIMS

matthew@huntandthorne.com

07825 372503

Or Joint agents:

## Savills Cardiff

029 2036 8900

March 2026

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