

15 Tawe Business Village

PHOENIX WAY | SWANSEA | SA7 9LA

HUNT & THORNE
CHARTERED SURVEYORS



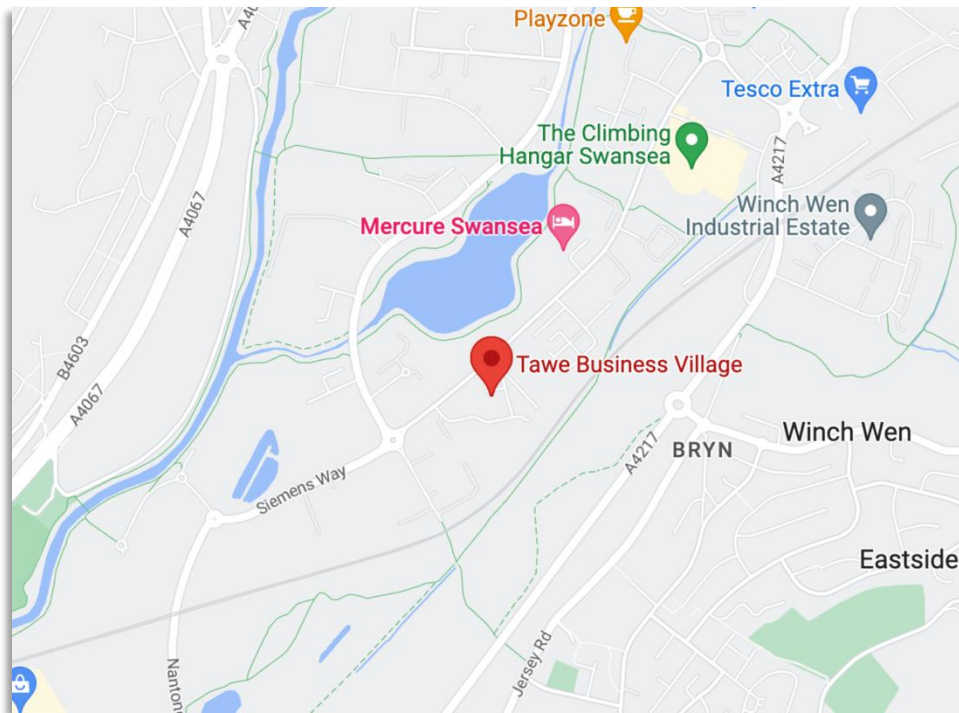
OFFICE SPACE TO LET

- TERRACED OFFICE BUILDING
- 4 CAR PARKING SPACES
- CLOSE TO J44 & J45 OF M4
- 107.30 SQ M (1,155 SQ FT)
- ASKING RENT £13,000 PAX

LOCATION

The property is located on the established Tawe Business Village, off Phoenix Way, within the southern part of the Swansea Enterprise Park. Junction 44 and 45 of the M4 motorway are within 2 miles of the site.

Prominent occupiers within the immediate area include The Land Registry, Morgan La Roche Solicitors, Bassetts Citroen and Dobbies Garden Centre.



DESCRIPTION

A mid-terrace office building, part of an office development, with elevation of breeze block and facing brick, with concrete tiled roof. The property is also part of the campus's office development.

On the ground floor, there is a reception leading to a glass-fronted office, a rear office, and a kitchen/breakout area, plus two toilets.

On the first floor, a spacious open-plan office provides flexible space for collaborative working.

Forecourt car parking is provided to the front of the property.

ACCOMMODATION

Ground Floor:	50.63 SQ M	545 SQ FT
First Floor:	56.69 SQ M	610 SQ FT
Total:	56.69 SQ M	1,155 SQ FT

RATEABLE VALUE

Property removed from rating list on 1 April 2023.

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

Hunt & Thorne Limited - Company Registration No 13141652 Suite C1 Conwy House, Castle Court, Phoenix Way, Swansea Enterprise Park, 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.

LEASE TERMS

The property is available on new lease terms.

SERVICE CHARGE & BUILDING INSURANCE PREMIUM

The tenant to contribute to the maintenance of the external part of the estate via a service charge payment. The landlord to continue to insure and recover the premium cost from the tenant.

RENT

£13,000 pax

EPC

Band: D

CR: 6789-8095-3615-0296-7924

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 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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March 2026

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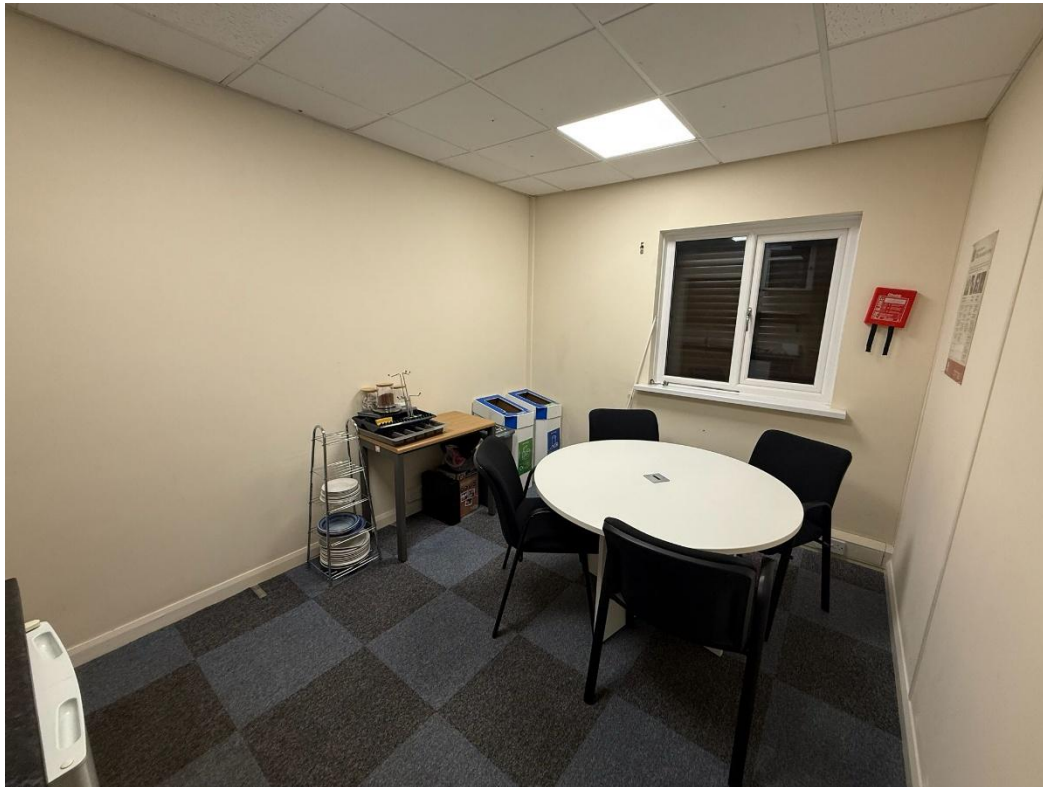
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