

UNIT 1 WILLOW BUSINESS PARK

HUNT & THORNE
CHARTERED SURVEYORS

SOUTHERN BOULEVARD | ENTERPRISE PARK, SWANSEA | SA7 9JP

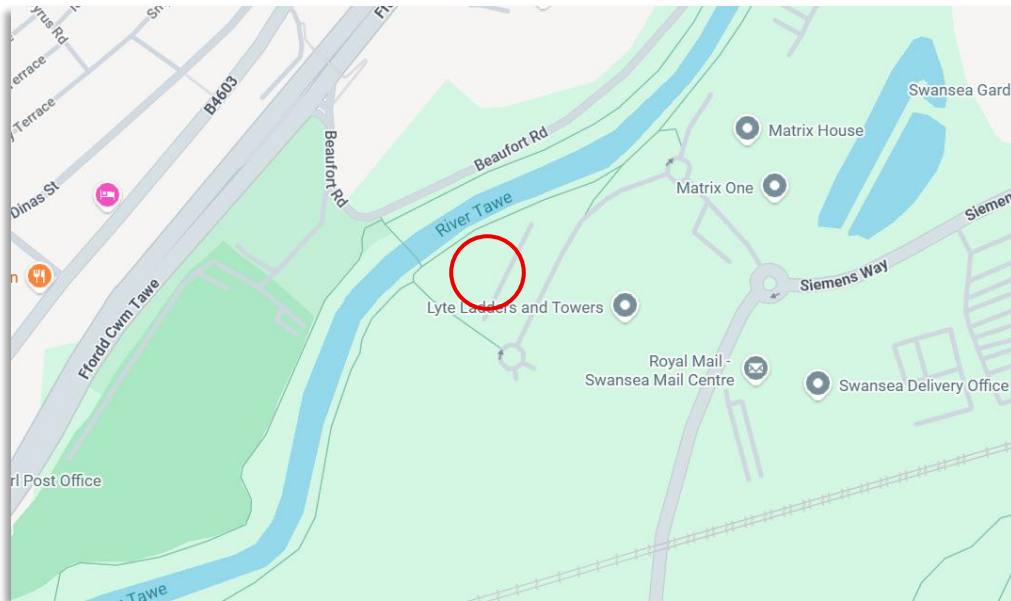


INDUSTRIAL TO LET

- NEW TRADE COUNTER DEVELOPMENT
- GOOD ON-SITE CAR PARKING
- CLOSE TO J44 AND 45 M4
- 209.21 SQ M (2,252 SQ FT)
- ASKING RENT £25,898 PAX

LOCATION

The development is located on Southern Boulevard, a cul-de-sac off Nantong Way, which is one of the main access roads leading into the Swansea Enterprise Park from Swansea City Centre. J44 and 45 of the M4 motorway are located approximately 2.5 miles north of the development. Prominent occupiers in the immediate vicinity include Matrix One office development, Lyte Ladders, Royal Mail, Spa Medica and TCH Group.



DESCRIPTION

A detached steel portal frame building, with lower breeze block and alloy clad walls and roof. The building has a minimum eaves of 4.85m. The building has 4 No. car parking spaces and loading area surrounding the premises.

ACCOMMODATION

TOTAL	209.21 sq m	2,252 sq ft
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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 asked to verify this information, by making direct contact with the Local Rating Authority.

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

There will be a service charge payable in relation to the joint shared maintenance of the external part of the estate. The landlord to continue to insure the property and recover the premium cost from the tenant.

ASKING RENT

£25,898 PAX

EPC

EPC to be provided on completion of the property.

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 sole letting agents Hunt & Thorne Chartered Surveyors.

JASON THORNE

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April 2026

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