

TO LET

OFFICE WITH STORAGE

Caswell Mews, Caswell Street, Swansea,
SA1 4HT



- GOOD QUALITY TWO STOREY OFFICE UNIT WITH STORAGE/ GARAGE
- SECURED PARKING FOR 1 VEHICLE
- CITY CENTRE LOCATION
- MODERN SPECIFICATION INC. CCTV & INTERCOM ENTRY SYSTEM

OFFERS IN THE REGION OF
£8,500 PA

LOCATION

The subject premises is located to the rear of Walter Road, just off Caswell Street, within Swansea City Centre.

The subject premises is ideally located for its intended use, within ease of access to established located amenities. The property is also within a short walking distance to the prime retail area of Oxford Street and furthermore the proposed Urban Park Development along The Kingsway, which is less than half a mile away to the east.

DESCRIPTION

The subject premises comprises modern two storey commercial property comprising an open plan office area arranged over the first floor with ground floor storage, which also benefits from on-site designated parking via a secured electric operated roller door to the front elevation.

The subject premises also accommodates a secured courtyard to the rear, which can be accessed independently over the front elevation via a secured entrance door over covered walkway. The rear courtyard also provides access to the ground floor garage via a single personnel door and the first floor office via an external steel stairwell.

Internally, the ground floor storage area/ garage has been subdivided in part to comprise separate w.c. facilities. The store area also accommodates a small sink drainer unit along the rear elevation. The first floor comprises an open plan office, which has been subdivided in part to accommodate a fitted open kitchen area and a self-contained shower room, comprising a shower enclosure with thermostatic shower unit, w.c. and a wash hand basin.

SPECIFICATION

The subject premises benefits from a good quality specification throughout, which also affords:

- * CCTV SYSTEM WITH TV MONITOR
- * INTERCOM ENTRY SYSTEM
- * SECURITY ALARM
- * GAS CENTRAL HEATING
- * ELECTRIC OPERATED GARAGE DOOR

ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

GROUND FLOOR

GIA **23.18 sq.m** **(249.59 sq. ft.)**

Garage/ Store: 4.52m x 5.13m
accessed via an electric operated roller garage door to the front, fitted with a base unit incorporating sink drainer, door to rear courtyard.

W.C. Facilities
with w.c. and wash hand basin.

FIRST FLOOR

NIA/ IPMS **26.29 sq.m** **(283.05 sq. ft.)**

Office: 4.33m x 4.87m
accessed via an external steel stairwell off the rear courtyard, fitted with a CCTV security system and display monitor with intercom entry system.

Kitchen: 1.69m x 3.02m
fitted with a range of wall and base units incorporating sink drainer, electric cooker point.

Shower Room

accessed fitted with a three piece suite comprising shower enclosure with shower unit, w.c. and wash hand basin.

RATES

The Rateable Value for the subject premises is as follows.

Rateable Value (2026): £3,850

From 1st April 2026, there are multipliers which may apply to a property in Wales. The provisional multipliers announced for 2026-27 are as follows.

- A retail multiplier of 0.350, applicable to small to medium sized retail shops with a rateable value below £51,000.
- A standard multiplier of 0.502, applicable to most other properties.

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information. For further information visit www.voa.gov.uk

VAT

All figures quoted are exclusive of VAT. Our client reserves the right to levy VAT on this transaction (where applicable).

TERMS & TENURE

Our client's interest is available by the way of a new effective Full Repairing and Insuring Lease under terms to be negotiated.

VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors
Tel: 01792 479 850
Email: commercial@astleys.net



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