

For Sale (May Let)

Morganite Trading Estate,
Swansea Enterprise Park, Swansea,
SA6 8PP



Industrial / Warehouse

8,696 sqm (96,547 sq ft)

PROPERTY FEATURES

- Semi detached industrial / warehouse unit
- Clear height of 7.8m in part
- Level access doors to front and rear elevation
- Yard area to rear
- Separate 50 car parking spaces

LOCATION

The property is located in Swansea Enterprise Park (SA6 8PP) and is accessed via Upper Fforest Way.

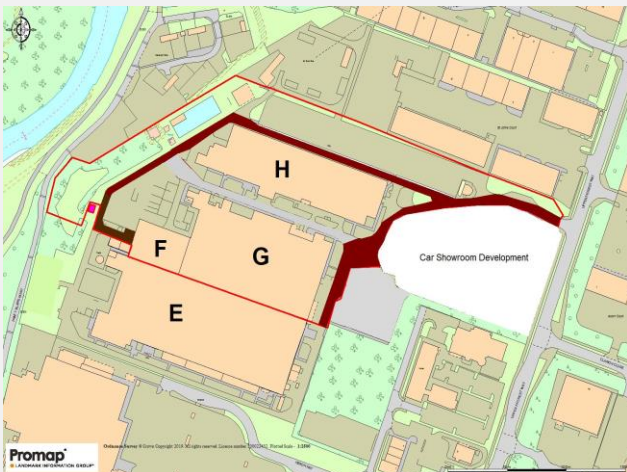
Swansea City Centre is approximately 4 miles to the south west and Junction 45 of the M4 Motorway approximately 1.5 miles to the north.



The property is adjacent to a retail development that includes occupiers such as Asda, Premier Inn Hotel, KFC, Costa Coffee and Taybarns.

To the front of the estate is a roadside site that has planning consent for a Motor Dealership and Showroom.

THE ESTATE



Please note the Vendor occupies Building E and will retain a right of way over the Estate Road coloured brown.

ACCOMMODATION

Building F & G provide a semi detached industrial / production unit with ground and first floor ancillary accommodation.

Built in two sections one area has a minimum height of 7.8m rising to 11m at apex whereas the other section has a minimum of 4.4m rising to 8m at apex. There is level access roller shutter doors to both front and rear elevations.

TENURE

999 year ground lease at a peppercorn rental.

TERMS

Sale of 999 year ground lease at £1.2 million.

Alternatively the property may be available on a new lease for a minimum of 5 years.

SERVICE CHARGE

More details available on request.

SERVICES

3 phase electricity, gas, water and mains drainage are all available within the estate the unit benefits from a separate supply.

Currently the estate has 250 KVA power capacity but this is subject to change.

ENVIRONMENTAL

All information relating to Environmental Permits and Site Investigations can be provided via a separate Data Room link.

FURTHER DETAILS

For further details please contact:

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October 2019- Subject to Contract