Lambert Smith Hampton

01792 702 800

To Let

Industrial Unit

Trade Counter/Warehouse/Manufacturing

SA1 Business Park, Fabian Way, Swansea SA1 8PQ

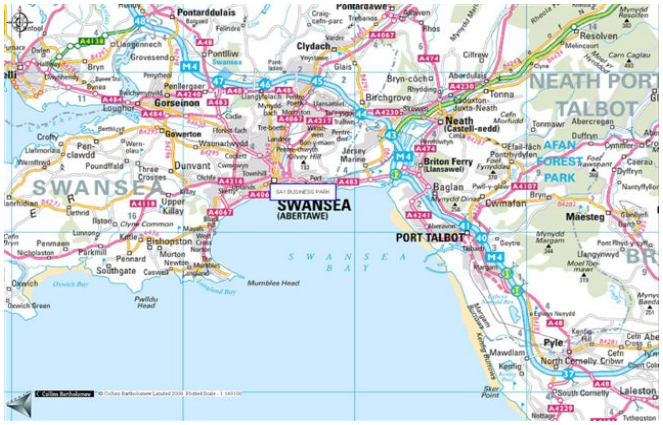
- 929.03 - 3,251.60 Sq M (10,000 - 35,000 Sq Ft)
- Fringe of City Centre Location
- Convenient to J42 of M4 Motorway
- Refurbishment Options Available

EG DEALS 2016
National Winner
INDUSTRIAL
Lambert Smith Hampton

Lambert Smith Hampton
Axis 17 Axis Court, Mallard Way, Swansea Vale, Swansea SA7 0AJ **T** +44 (0)1792 702800

SA1 Business Park, Fabian Way, Swansea SA1 8PQ

Location



SA1 Business Park forms part of the former AWCO Factory, which is accessed from the A483 Fabian Way dual carriageway, via the upper part of the SA1 development. Good communication routes are provided to Swansea City Centre and Junction 42 of M4 motorway, which lies approximately 4 miles East of the premises. Prominent occupiers within the vicinity include Sinclair Mercedes and Audi Dealership, McDonalds and the IBIS Hotel.

Description

A multi let industrial complex which comprises of an office at front elevation with further industrial units to the rear. The accommodation being offered is housed within the prominent roadside Fabian Way elevation.

The unit capable of being devised down to units of circa 10,000 sq ft to suit requirements, pending a request to the Landlord.

Area	Sq M	Sq Ft
Warehouse	3,251.60	35,000

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

The units have not been assessed for outgoings and parties are advised to make direct contact with the local Rating Authority to obtain assessments.

Terms

The property is available on a new Lease terms incorporating a Full Repairing and Insuring Lease basis, with Service Charge payments.

Rental

£4.50 per sq ft as refurbished.

Service Charge

We have been informed that a Service Charge will be levied in relation to the joint shared maintenance of the external part of the property, maintenance of any shared common areas and the maintenance of the external grounds of the development.

Building Insurnace

The Landlord will recover from the Tenant the proportional Building Insurance premium on the property based on the floor area occupied.

Energy Performance Certificate (EPC)

To be confirmed.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Jason Thorne
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07770 740370
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PROOF

February 2018

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