

# For Sale

## Morganite Trading Estate Swansea Enterprise Park, Swansea



# Industrial Investment Opportunity

## PROPERTY FEATURES

- Part Let / Part Vacant Industrial Investment
- Vacant warehouse of 8,696 sq m (96,547 sq ft)
- Leased warehouse of 5,668 sq m (61,011 sq ft)
- 4 hectare (10 acre) site
- 187 car parking spaces

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## LOCATION

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

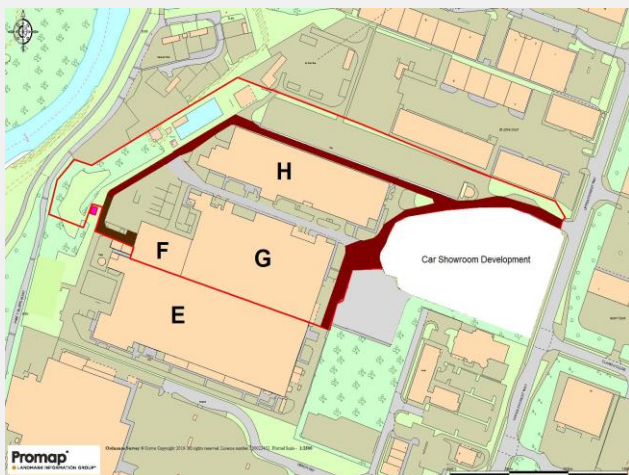
Swansea City Centre is approximately 4 miles to the south west and Junction 45 of the M4 Motorway approximately 1.5 miles to the north.



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 frontage site that has been recently acquired for the development of a Motor Dealership and Showroom.

## THE ESTATE



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

## ACCOMMODATION

Building H provides a detached industrial / warehouse unit with single storey office space and level access doors to both front and rear elevation.



The building has 3 sections with different heights and has a gross internal area of 5,668 sq m (61,011 sq ft).

Building F & G provide a semi detached industrial / production unit with ground and first floor office and ancillary accommodation with a gross internal area of 8,696 sq m (96,547 sq ft).



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.

In addition there are 187 marked car parking spaces and to the front of the estate is a Security Hut, that benefits from toilet facilities and measures 78.96 sq m (850 sq ft)

## TENANCIES

Building H is let in part to Something Different Wholesale at £55,000 per annum. Lease expires in February 2022, is outside of the Security of Tenure Provisions within the Landlord & Tenant Act, and includes the allocation of 50 car parking spaces.

The remaining space within Building H is occupied by Something Different Wholesale on a licence agreement at £43,200 per annum and is terminated by one months mutual notice.

61 Car Parking spaces are leased to the DVLA at £19,520 per annum with lease expiry in March 2021. There is a rolling one month mutual break notice.

Total rent of £117,720 per annum with full lease and licence documentation can be provided upon request.

## TENANT DETAILS

Something Different Wholesale are a UK gift wholesaler, importer and trade supplier of gifts, wholesale jewellery, novelty giftware and alternative gifts.

For further information please see website:

[www.somethingdifferentwholesale.co.uk](http://www.somethingdifferentwholesale.co.uk)

The Driver and Vehicle Licencing Agency (DVLA) is the organisation responsible for maintaining a database of drivers in Great Britain.

For further information please see website:

[www.gov.uk/government/organisations](http://www.gov.uk/government/organisations)

## TENURE

Freehold

## SERVICE CHARGE

More details available on request.

## EPC

Energy Performance Certificate for Building F & G and Building H are available on request.

## SERVICES

3 phase electricity, gas, water and mains drainage are all available within the estate and each 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.

## INVESTMENT CONSIDERATIONS

- Located in the prime industrial and commercial area in Swansea
- Well connected with good access to the M4
- Asset management and development opportunities
- 4 hectare (10 acre) site
- Opportunity for further sub division which could increase the rental tone
- Quoting £2.5 million which represents a low capital value figure of £15.86 per sq ft.

## FURTHER DETAILS

For further details please contact:

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**APRIL 2019 - Subject to Contract**