

For Sale/To Let

Swansea Enterprise Park

Offices

Ffynnon Menter, Phoenix Way, Enterprise Park, Swansea SA7 9HZ

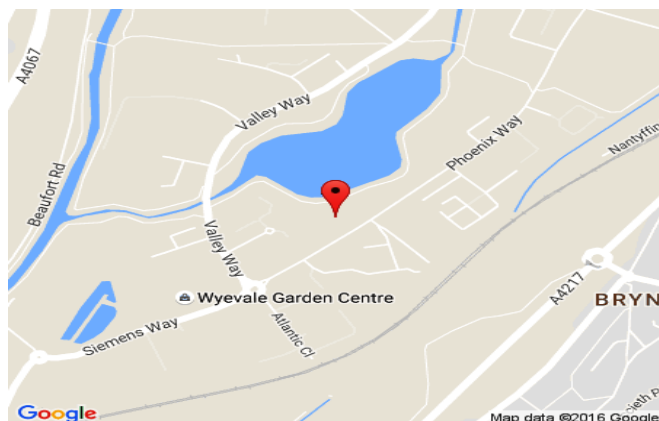


- 5,000 - 17,815 Sq Ft (464.51 - 1,655.07 Sq M)
- Established Business Location
- Excellent Amenities Including Mercure Hotel and Morfa Retail Park
- £10 Per Sq Ft Exclusive



Ffynnon Menter, Phoenix Way, Enterprise Park, Swansea SA7 9HZ

Location



The property is located on Phoenix Way, the main arterial road through Swansea Enterprise Park, an established mixed use business location situated approximately 3 miles to the North East of Swansea City Centre. Other occupiers within the vicinity include the DVLA, Broomfield & Alexander, Barclays Bank, Lloyds, HSBC, Tesco, Asda and Morrisons. Morfa Retail Park is situated within close proximity and is home to a number of national multiple retailers, in addition, there is a Mercure Hotel in close proximity.

Description

The premises comprises a three storey office building, constructed in 1993 and totalling 33,285 sq ft.

- Gas Central Heating System
- Air Handling System
- Suspended Ceilings with Recessed Lighting
- Double Glazed Windows
- Passenger Lift
- Solid Floors (Under Floor Trunking to Part of the Ground Floor)
- Perimeter Trunking
- Kitchen and WC's on all Floors
- Separate Front, Side and Rear Entrances

Accommodation

The floor areas are on a NIA basis and are subject to re-measurement on an IPMS 3 basis in accordance with RICS property measurements 1st Edition, May 2015.

Floor	Sq Ft	Sq M
Ground	15,551	1,455
First (LET)	15,470	1,438
Second	2,264	210
TOTAL	33,285	3,103
TOTAL AVAILABILITY	17,815	1,655

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

Rates payable c. £4.50 per sq ft.

Terms

The property is available as a whole or can be sub divided on a new effective Full Repairing and Insuring Lease, on terms to be agreed.

Floor plans can be provided, if required.

The property is also available by way of a Freehold sale.

Rent / Price

£10 per sq ft exclusive.

Available upon request.

Car Parking

The property benefits from excellent on site car parking facilities, offering a car parking ratio of 1:220 sq ft.

Service Charge

Available upon request.

Energy Performance Certificate (EPC)

Energy Performance Asset Rating: C-67.

Certificate Reference Number: 0060 - 0236 - 9409 - 1625 - 9006.

Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

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January 2018



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