Lambert Smith Hampton
01792 702 800
www.lsh.co.uk

For Sale

Business Park Offices

Office with Parking - Fully Refurbished

12 Tawe Business Village, Enterprise Park, Swansea SA7 9LA

- 107.32 Sq M (1,155 Sq Ft)
- Business Park Accommodation
- Ideal Investment or Owner Occupier Opportunity
- 4 Car Parking Spaces, Plus Visitor Spaces

EG DEALS 2016
Regional Winner
WALES | OFFICE
Lambert Smith Hampton

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

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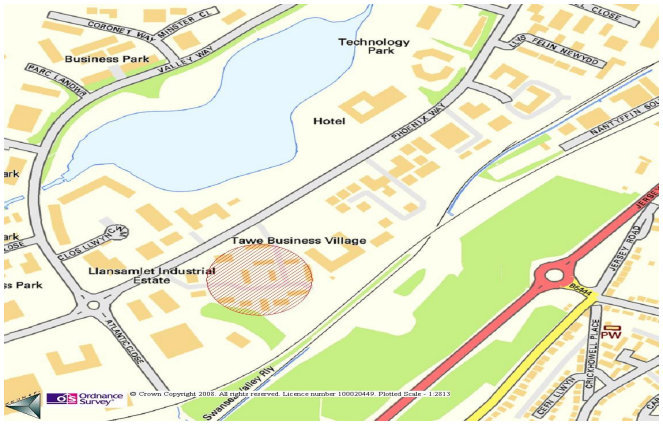
Location



The property is located on the established Tawe Business Village, with direct access off Phoenix Way, on the Southern part of Swansea Enterprise Park.

Junctions 44 & 45 of the M4 motorway are located approximately two miles to the North, and the City Centre is accessible via the Southern link road.

Description

A self-contained, two storey office building with facing brick elevations under a concrete tile roof.

- Fully Refurbished to High Standard
- Electric Heating
- Perimeter Electrical Trunking
- Carpeted Floors
- WC Facilities
- Suspended Ceiling with Recessed Fluorescent Lighting
- Intruder Alarm
- Excellent Transport Links to M4 Motorway
- 4 Car Parking Spaces

Accommodation

The accommodation is available on ground and first floor levels. Kitchen and WC facilities are located on the ground floor.

Floor Area	Sq Ft	Sq M
Ground Floor	545	50.63
First Floor	610	56.69
TOTAL	1,155	107.32

VAT

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

VAT will not apply on this property.

Legal Costs

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

Business Rates

Ground Floor RV: £5,000.
First Floor RV: £5,600.

UBR for Wales 2017/18 is 49.9p in the £.

Tenure

125 year from 1988. 96 years unexpired.

Price

£135,000.

Energy Performance Certificate (EPC)

The property has an EPC rating of E - 117.

A full copy can be made available on request.

Service Charge

A service charge will be payable to the management company for the shared maintenance of the external common parts of the Estate. The figure is currently £1,000, plus VAT.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

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