

# To Let

Trade Counter/Manufacturing/Distribution

## Industrial

Oxwich House, Felinfach, Swansea West Business Park, Swansea SA5 4DL



- 538.84 Sq M (5,800 Sq Ft)
- Modern Premises
- Secured by Design
- Close to Junction 47 of M4 Motorway



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### Location

Bailey Court is located in the Felinfach area of Swansea West Business Park. The park enjoys excellent transport links to both Swansea City Centre (3.5 miles) and Junction 47 of the M4 motorway (2 miles).

Swansea West Business Park is located within close proximity to Fforestfach Retail Park, which houses national occupiers such as Tesco, Costa, Home Sense and Boots Chemist.

### Description

Pennard, Penrice and Caridgan House are the last three units in this scheme. Construction commences in November 2016 and completes in February 2017.

- Minimum Eaves Height - 5.9m (19' 4)
- Maximum Eaves Height - 6.8m (22' 3)
- Especially Designed 'Secured by Design' Site Offering
- Completely Enclosed and Fenced Site
- Fully Monitored CCTV System
- Upgraded Specification to Doors and Windows Offering Secure Design
- Please See Website: [www.securedbydesign.com](http://www.securedbydesign.com)

### Accommodation

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and comprises of the following Gross Internal Area:

Floor Area	Sq M	Sq Ft
Oxwich House	538.84	58,00

### 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.

### Terms

The unit will be available by way of a new Full Repairing and Insuring Lease.

### Rent

£34,800 pax.

### Service Charge

A service charge will be levied in relation to the joint shared maintenance of the external common areas of the Estate. The occupier will also reimburse the building insurance premium payable on the unit.

### Energy Performance Certificate (EPC)

To be provided on completion.

### Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

#### Nicholas Founds

Rowland Jones

**01792 648809**

[nicholas@rowlandjones.co.uk](mailto:nicholas@rowlandjones.co.uk)

#### Jason Thorne

Lambert Smith Hampton

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## Plan



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## External Photograph



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## Location Plan



PROOF

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November 2018



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