

To Let

Trade Counter/Warehouse/Manufacturing

Industrial

Units 9-11 St David's Road Industrial Estate, Enterprise Park, Swansea, SA6 8RX

Unit 9 St David's Road Industrial Estate



- 409.02 - 1,274.34 Sq M (4,403 - 13,717 Sq Ft)
- Forecourt Loading and Car Parking Areas
- Flexible Terms
- Close to J44 & J45 of M4 Motorway



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Location

St David's Road is located within the heart of the Swansea Enterprise Park and is accessed via one of the main roundabouts fronting Smyths Toys and the old Gas Works site.

Occupiers within the immediate vicinity include Tower Court Retail Development, City and County Training Centre and Maplins retail store. Junctions 44 & 45 of the M4 motorway are within close proximity to the site.

Description

A terrace of steel frame buildings with the upper part of the walls of metal cladding with the lower part of facing brick elevations. Forecourt car parking and loading areas exist to the front of all units. The premises benefits from first floor offices.

- Minimum Eaves Height - 4.69m
- First Floor Offices
- Forecourt Car Parking and Loading Areas
- Good Access to J44 & J45 of M4 Motorway

Accommodation

The properties have the following Gross Internal Areas:

Floor Area	Sq M	Sq Ft
Unit 9	409.02	4,403
Unit 10	432.94	4,660
Unit 11	432.38	4,654
Total	1,274.34	13,717

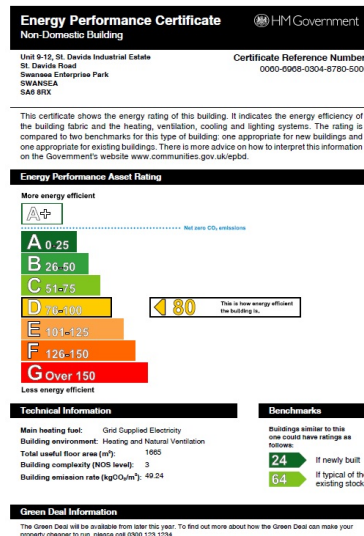
VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate. Our client reserves the right to levy VAT on all payments.

Terms

The properties are available on a new FRI Lease, terms open to negotiation. However, the Landlord has requested a redevelopment clause. This will allow the Landlord to terminate the lease at any time on one year's notice. The lease will therefore have to be outside the Security of Tenure provisions of the Landlord & Tenant Act 1954.

EPC



Outgoings

Please see Availability Schedule.

Service Charge & Building Insurance

The Landlord is entitled to recover the service charge for the maintenance of the common areas and the building insurance premium payable on the units. Please see Availability Schedule.

Rental

Please see Availability Schedule.

Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

Richard Thomas

RDT Surveyors

07979 757610

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Jason Thorne

Lambert Smith Hampton

01792 702800

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Unit 10 St David's Road Industrial Estate



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Unit 11 St David's Road Industrial Estate



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Availability Schedule

Unit No	Size of Unit		Rental Per Annum (pax)	Service Charge Per Annum	Building Insurance Per Annum	Rateable Value	Rate in £ for the Period 2017/18	Availability
	Sq M	Sq Ft						
9	409.02	4,403	£17,612	TBA	TBA	£50,000	0.499p	November 2017
10	432.94	4,660	£18,640	TBA	TBA	Included	0.499p	November 2017
11	432.38	4,654	£18,616	TBA	TBA	Included	0.499p	November 2017
TOTAL	1,274.34	13,717	£54,868	-	-	-	-	-

NOTE: Our client reserves the right to levy VAT on all rental and service charge payments

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September 2017

**Lambert
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