

To Let

Industrial/Warehouse/Trade Counter

Industrial

Unit 1B Century Park, Valley Way, Enterprise Park, Swansea, SA6 8RP



- 547.4 Sq M (5,892 Sq Ft)
- High Office Content
- Enterprise Park Location
- Close to J45 of M4 Motorway



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Location



The property is located within the Century Park development which is within the southern part of the Enterprise Park fronting Valley Way. Access to J44 & J45 of the M4 motorway is located approximately 2 miles North of the premises. Swansea City Centre is accessed via the A483 which is approximately 4 miles to the South.

Prominent occupiers in the immediate vicinity include Dr Organic, Hurns Brewery and BSS Group.

Description

The premises comprises a semi-detached industrial warehouse premises of steel portal frame construction with the main walls and roof covering being profile alloy sheeting. Parts of the walls to the front elevation comprise of brick/breeze block elevations or feature glazed aluminium.

- Eaves Height of 5.6m
- High Office Content
- First Floor Office and Mezzanine Storage Space

Accommodation

The accommodation comprises main warehouse area together with reception, three offices, kitchen, trade counter and locker rooms and 3 WC facilities. The property is also provided with open mezzanine floor and office area to the first floor.

Floor Area	Sq M	Sq Ft
Main Warehouse Area	547.4	5,892
Open Mezzanine Area	109.38	1,177

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.

Legal Costs

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

Business Rates

The property has a Rateable Value of £23,750.

Interested parties are advised to verify this information by making direct contact with the local rating authority.

UBR for Wales 2018/19 is 51.4p in the £.

Terms

Rental offers in the region of £23,568 pax.

Service Charge & Building Insurance

A Service Charge is levied in relation to the joint shared maintenance of the external part of the Estate. The Landlord to continue to insure the property and recover the premium cost from the Tenant.

Energy Performance Certificate (EPC)

Energy Performance Asset Rating: D (76).

Certificate Reference Number: 0810 - 0936 - 1559 - 3320 - 7096.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

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January 2019

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