

# To Let

## Business Space

# Office/Distribution/Hi Tech

**Suite 5, Building 2 Viking Way, Winch Wen Industrial Estate, Swansea**

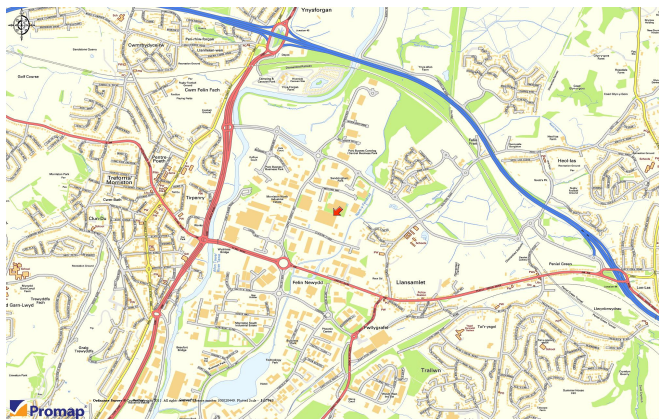


- 144.0 Sq M (1,550 Sq Ft)
- Forecourt Car Parking Area
- Prominent Corner Position
- Close to Junction 44 & 45 of the M4 Motorway



## Suite 5, Building 2 Viking Way, Winch Wen Industrial Estate, Swansea

### Location



The premises occupies a corner position on the established Winch Wen Industrial estate, which is considered an extension of the Swansea Enterprise Park. Prominent occupiers within the immediate vicinity include PDSA, Volvo Truck and Repair Centre, Bulk Vending Systems and RGM Motor Vehicle Repair.

### Description

A detached steel portal frame building with a front elevation containing offices and administration and four rear industrial premises.

- Minimum Internal Eaves Height - 3.7m
- External Tarmacadam Car Parking and Loading Area
- Close to Junction 44 & 45 of the M4 Motorway

### Accommodation

The property comprises of the following Gross Internal Area:

Floor Area	Sq M	Sq Ft
Total	144	1,550

### 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

We have been informed via an online enquiry on the Valuation Office website that the property has been assessed as follows:

Rateable Value: £TBA.

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

Interested parties to contact the local Rating Authority to verify this information.

### Terms

The property is available on a new Lease, the terms of which are open to negotiation.

### Rental

£9,000 pax.

### Service Charge and Building Insurance

The Landlord will insure and recover the premium cost from the Tenant. If the property is let as individual units, then a Service Charge will be levied in relation to the joint shared maintenance for the external parts of the estate.

### Energy Performance Certificate (EPC)

To be provided.

### Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

#### Nicholas Founds

Roland Jones Chartered  
Surveyors  
**01792 648809**

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#### Jason Thorne

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