



01792 648809



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Ethos, Kings Road, SA1 Swansea Waterfront, Swansea, SA1 8AS



To Let
£13,741 p/a

Cambrian Complex Ystrad Road,
Swansea West Business Park,
Fforestfach,
SA5 4HJ

- First floor office space
- Ample on site parking
- Conveniently located for J47 of the M4 of the motorway
- Net internal area: 182.39m² (1,963ft²)



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LOCATION

The offices are located on the junction of Ystrad Road and Kingsway in Fforestfach on the popular Swansea West Business Park. The park houses a mix of industrial, distribution and trade counter occupiers.

The property is located approximately four miles to the north west of Swansea city centre and three miles from junction 47 of the M4.

DESCRIPTION

The property comprises first-floor office accommodation. The space is split up into 3 larger offices and 3 smaller offices off a central corridor.

The site benefits from communal W.C and kitchen facilities. The office is currently vacant and is available for immediate occupation.

ACCOMMODATION

Description	m ²	ft ²	Rent p/a
Suite 1	56.2	605	LET
Suite 2	82.5	888	LET
Suite 3	182.39	1963	£13,741
Total	321.09	3456	

TENURE

The unit is available immediately on a new lease, terms to be negotiated.

SERVICE CHARGE & VAT

The ingoing tenant will be responsible for the service charge.

BUSINESS RATES

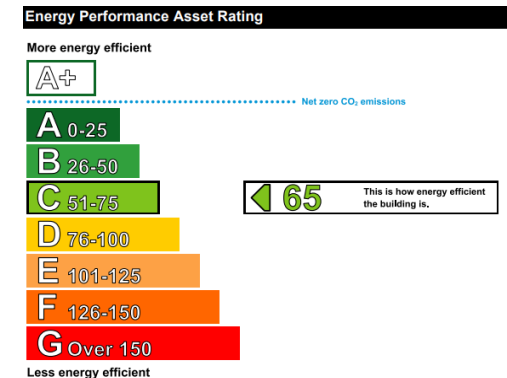
Rateable Value £TBC
UBR for Wales 2020/21 53.5 p in the £

Interested parties are asked to verify this information by contacting the local authority.

VIEWING ARRANGEMENTS

NICK FOUNDS ADAM HARRIS
 ☐ 01792 479845 ☐ 01792 479841
 @ nick@rj-cs.co.uk @ adam@rj-cs.co.uk

EPC



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