



01792 648809



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



Unit 15B
Prospect Park
Queens Way, Fforestfach,
Swansea
SA5 4ED

- Warehouse/Industrial Unit
- Gross internal area: 370m² (3,983ft²)
- On-site parking
- Further availability on site up to approx. 2'787m² (30,000ft²)



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LOCATION

Prospect Park is situated on Queensway on the well-established Swansea West Business Park. The park is situated approximately 3 miles from junction 47 of the M4 motorway and 4 miles to the north of Swansea City Centre.

Swansea West Business Park comprises a mix of well established industrial, distribution and trade counter occupiers.

DESCRIPTION

Industrial/warehouse unit located on the western side of the estate and benefits from:

- One electric roller shutter door – Height-4.34m Width-3.86m
- WC facilities
- 3 Phase electricity
- On-site parking
- Min eaves – 5.31m
- LED lighting

ACCOMMODATION

Unit	m ²	ft ²
15B	370	3,983
Total GIA	370	3,983

TENURE

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

SERVICE CHARGE &

The ingoing tenant will be responsible for the service charge.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

BUSINESS RATES

Rateable Value £10,500
UBR for Wales 2021/22 53.5 p in the £

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

VIEWING ARRANGEMENTS

RJ CHARTERED SURVEYORS
Nick Founds
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HUNT & THORNE
Jason Thorne
jason@huntandthorne.com

EPC

Current Energy Performance Asset
Rating: D 79

RJ Chartered Surveyors for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

1. These particulars and all information, descriptions, dimensions, references to condition and necessary permissions for use and occupation referred to therein, are given in good faith without responsibility on the part of RJ Chartered Surveyors, the vendors or lessors and are intended as a general outline for the guidance of prospective purchasers or lessees and do not constitute or form part of any offer or contract.
2. Intending purchasers or lessees must satisfy themselves by inspection, enquiry or otherwise to the correctness of each of the statements contained in these particulars.
3. The vendor does not make or give, nor are any of the partners of RJ Chartered Surveyors authorized to make or give, any representations or warranties whatsoever in relation this property.
4. All terms quoted are exclusive of V.A.T. unless otherwise stated. Interested parties must make their own enquiries to establish the V.A.T. implications prior to entering into any agreement.



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LOCATION



SITE PLAN



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INTERNAL IMAGES



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EPC

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 79 This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

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