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



To Let
£13,310 p/a



Unit 15c
Prospect Park
Fforestfach
Swansea
SA5 4ED

- Warehouse/Industrial Unit
- Gross internal area: 247m² (2662ft²)
- Rent: £13,310 p/a exclusive
- Approx. 3 miles from junction 47 of the M4 motorway
- Flexible accommodation is available from: 247m² (2662ft²) – 2,942.7m² (31,675 ft²)



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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 (width – 3.84m height – 4.43m)
- WC facilities
- 3 Phase electricity
- Eaves – 5.32m
- On-site parking

SCHEDULE OF AVAILABLE ACCOMMODATION ON THE ESTATE

Unit	m ²	ft ²
15C	247	2662
13	736	7,922
14	646	6,953
2	1,307	14,068

TENURE

The unit is available on a new full repairing and insuring lease, terms to be negotiated.

SERVICE CHARGE & VAT

The ingoing tenant will be responsible for the service charge, levied for the upkeep of the communal areas.

All figures exclusive of VAT, where applicable.

BUSINESS RATES

Rateable Value £7,100
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

NICK FOUNDS

☐ 01792 479845
@ nick@rj-cs.co.uk

JASON THORNE

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jason@huntandthorne.com

EPC

An EPC has been commissioned and will be available for inspection shortly.

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 to 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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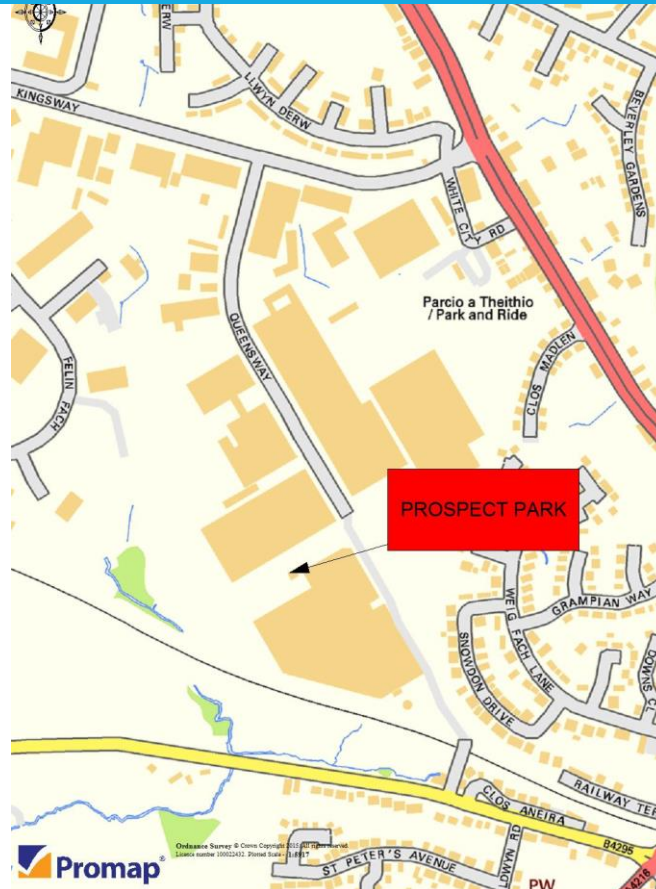


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SITE PLAN



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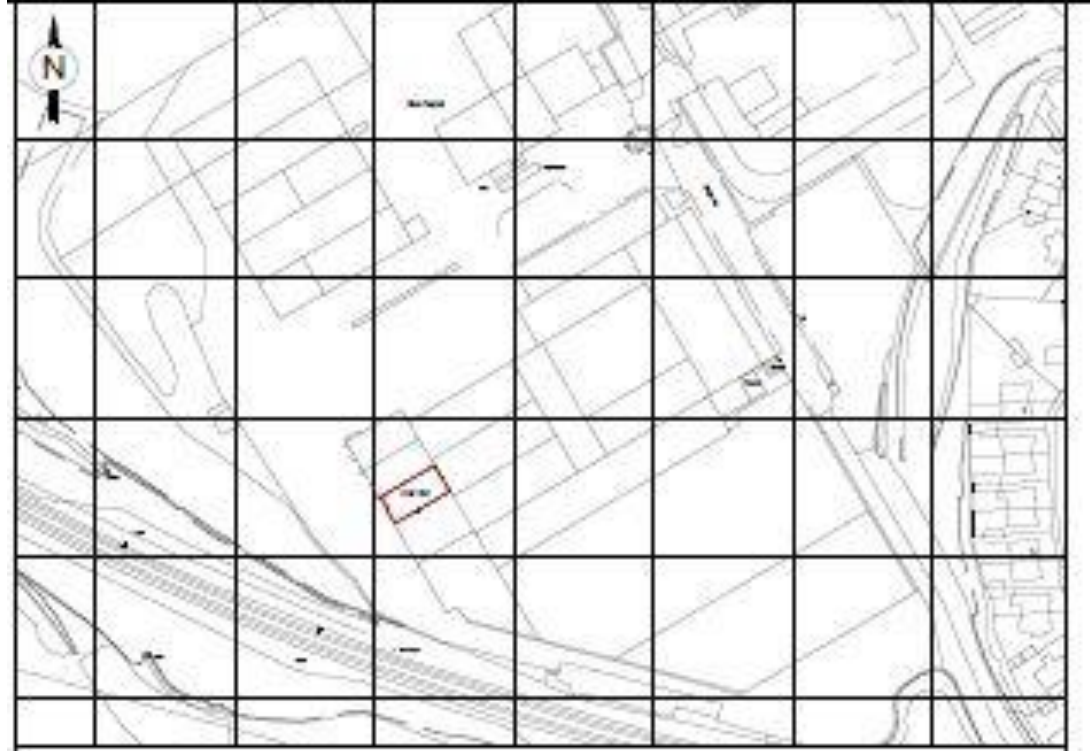


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UNIT PLAN



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