

**Lambert
Smith
Hampton**

01792 702 800

To Let

Come and Join Us!

On the instructions of



Excellent, Flexible Part Office & Warehousing Space to Share

Millstream Way, Swansea Vale, Swansea SA7 0AG



- Office Suite - 316.53 Sq M (3,407 Sq Ft)
- Warehouse - 557.91 Sq M (6,005 Sq Ft)
- Available as a Whole or Separate Lettings
- Close to J45 of the M4 Motorway



Lambert Smith Hampton

Axis 17 Axis Court, Mallard Way, Swansea Vale, Swansea SA7 0AJ T +44 (0)1792 702800

Millstream Way, Swansea Vale, Swansea SA7 0AG

Location

The property is located on Millstream Way, Central Business Park, Swansea Vale, Swansea. The park contains many modern office and warehouse buildings and lies North of the Swansea Enterprise Park. Excellent communications exist to Junction 45 of the M4 motorway, which lies within one mile of the property.

Prominent occupiers in the immediate vicinity joining Menzies Distribution are HSBC, The Home Office, AAH Pharmaceuticals, Parcel Force, DVLA, Gower College and soon Western Power and Distribution.

Description

The accommodation will be a shared facility within the Menzies Distribution premises, which is a modern steel portal building. The office accommodation exists to the front first floor elevation, with the warehouse accommodation located to the right hand part of the building. Dedicated car parking and loading/yard areas can be provided to each part of the accommodation.

- Very Modern Accommodation
- Minimum Eaves - 8.12m
- Modern Data Floorboxes in Office
- Industrial Door Front and Rear
- Yard Area to Rear
- Plenty of On-Site Car Parking Spaces

Area	Sq M	Sq Ft
Office	316.53	3,407
Warehouse	557.91	6,005
Total	874.44	9,412

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

The Tenant to contribute to the rates payable of the occupied part based on the percentage of the whole. Figures available on request.

Terms

The accommodation is available on a new Lease terms.

Service Charge and Building Insurance Premium

The Tenant to contribute to the Service Charge cost for maintaining the external parts of the site and the proportion of Building Insurance premium payable.

Rental

Office Area - £25,500 pax
Warehouse - £28,500 pax
Total - £54,000 pax

Energy Performance Certificate (EPC)

To be provided.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Jason Thorne

Lambert Smith Hampton

01792 702800

07775 740370

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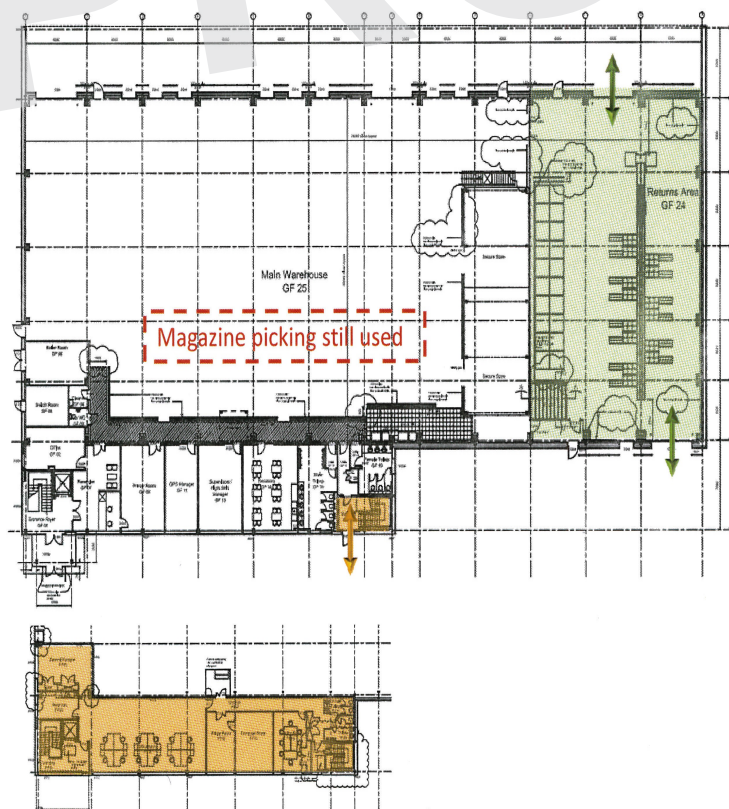
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Warehouse



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Plan



Notes - Office:
Very good separate office suite which benefits from full range of facilities and a dedicated entrance and ample car parking

Notes - Warehouse:
Very good secure surplus space already separated (Currently Returns area) with 2no. Rapid action roller shutter doors at each gable end. Ample external space and also has a small office

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Aerial Plan

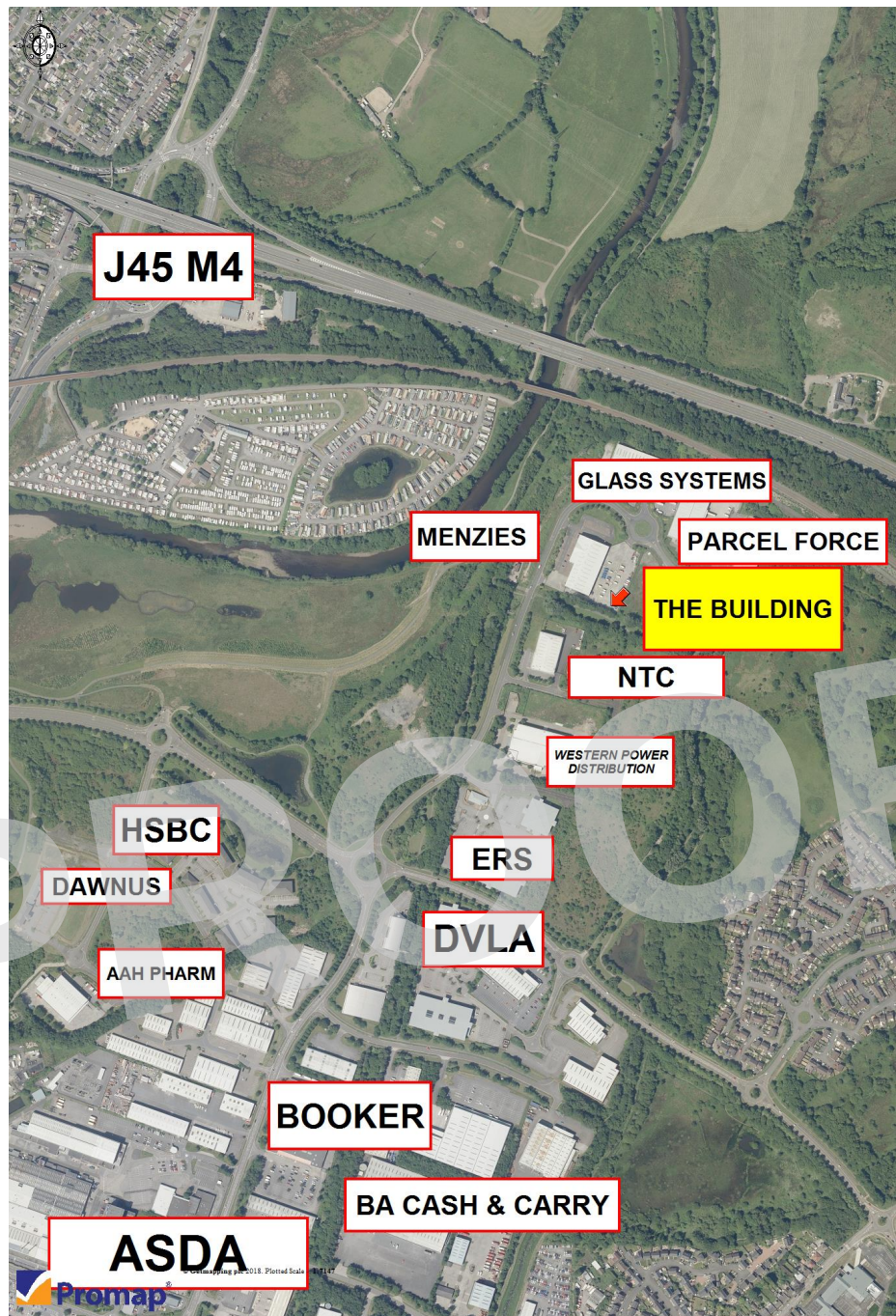


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