

BP2Land & Property
Consultants

85 The Kingsway Swansea, SA1 5JE

**COMING
SOON**

Summary

A unique opportunity to occupy this prominent well established property situated on the edge of The Kingsway. The property is undergoing extensive refurbishment and will provide 2 floors of impressive open plan office space and underground parking.

Property Type	Offices
Tenure	To Let
Status	Coming Soon
Price	Upon Application
Size	from 5,296 sq ft to 12,066 sqft

- Secure Underground Car Parking
- Brand New Fit Out
- Landmark Building
- Living Walls and Roof Terrace



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Location

Swansea is Wales' second largest city and the City Centre is currently undergoing extensive transformation to regenerate, including the provision at over 3,500 new student beds, a £12 million upgrade to The Kingsway, £6 million upgrade to Wind Street as well as the recent completed Swansea Digital Arena, all in close proximity to the subject property.

Description

A unique opportunity to occupy this prominent well established property situated on the edge of The Kingsway.

The property is undergoing extensive refurbishment and will provide 2 floors of impressive open plan office space and underground parking.

There is scope to have the space fitted to suit an occupiers specific requirement if terms are agreed at an early stage. Depending on specification and finishes the landlord can build a rental package to suit.

Specification

The property benefits from the following features.

- Fully Refurbished Office Space
- Secure Underground Parking
- Outdoor Roof Terraces
- Passenger Lift
- Living Walls
- New External Facade
- Ability to Design Own Space

Accommodation

The available accommodation has been measured on a NIA basis to provide the following areas;

Unit	sq ft	sq m
First Floor	6544	608
Second Floor	5296	492
Third Floor	226	226
Total	12066	1121

The space can either be let as a whole or on a floor by floor basis.

Sub division of floors will be considered on a case by case basis.

Tenure/Terms

The property is available by way of a new effective full repairing and insuring lease.

A detailed rental package can be provided to occupiers once a formal expression of interest has been made.

Please note some of the included images are computer generated and therefore may not reflective of the completed development.





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Planning

The unit currently benefits from B1 planning consent for office use. We would encourage interested parties to make their own enquiries with the local planning authority in this regard.

Business Rates & Service Charge

To be assessed once refurbishment works are complete.

EPC

An EPC will be available once refurbishment works are completed.

VAT & Legal Costs

All prices, premiums and rents are quoted exclusive of VAT. Each party is responsible for their own legal costs incurred in any transaction.

Viewing & Further information

For further information, or if you would like to arrange a viewing, please contact us.



Enquire now



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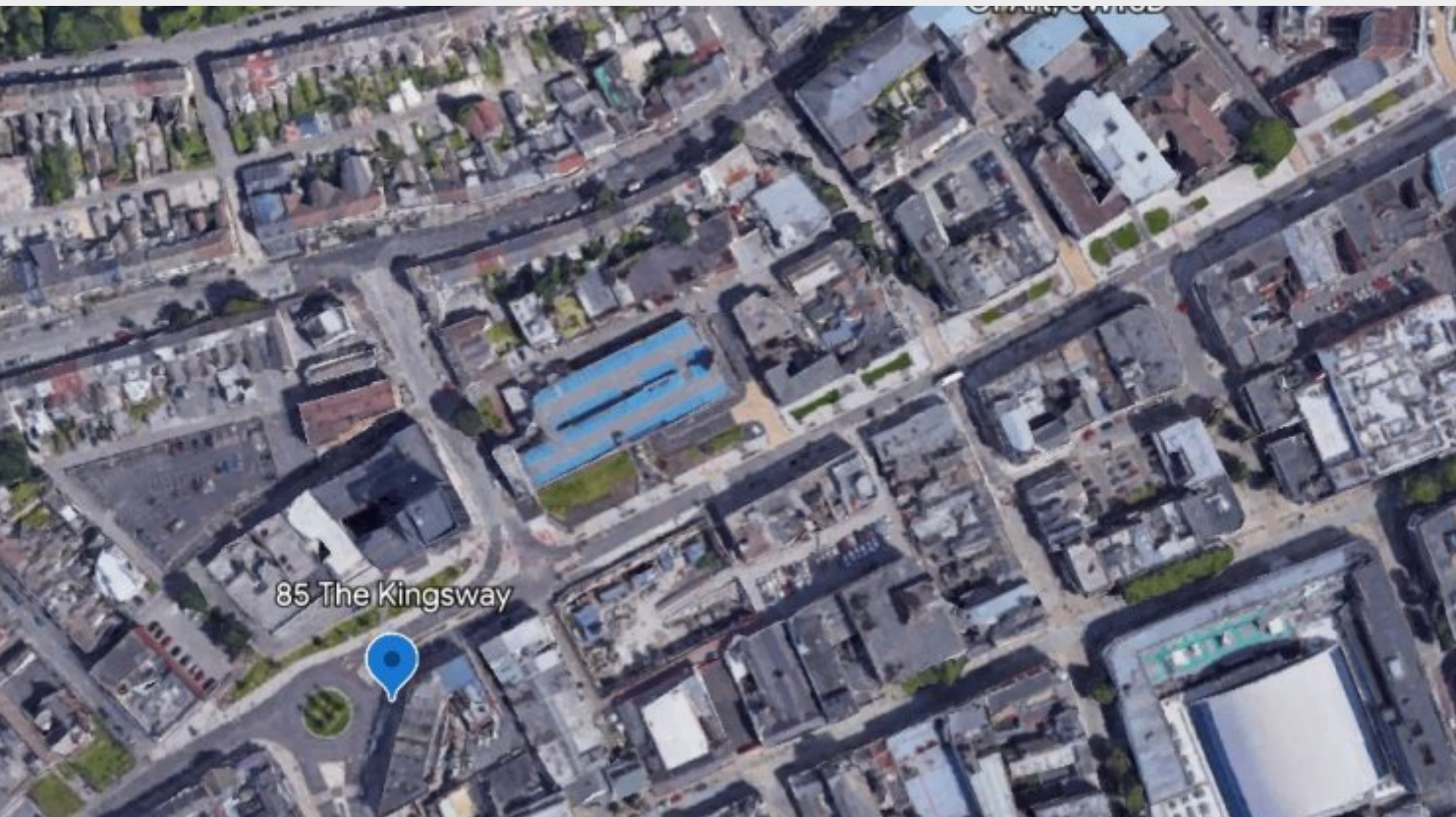
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