

To Let

Offices/Storage

Mixed Use

Suite 7, First Floor, 29 Ystrad Road, Swansea West Business Park, Swansea, SA5 4LH



- 22.54 Sq M (242 Sq Ft)
- Flexible Terms
- First Floor Office/Stores
- Close to J47 of M4 Motorway



Location



The property is located between Parc Fforestfach and Swansea West Business Park, which lies on the north west side of Swansea, just 2 miles north of the City Centre and just over 3 miles south of J7 of the M4 motorway.

Prominent occupiers within the immediate vicinity include Tesco Extra, John Long Furniture, Glamorgan Tiles and Wheelies.

Description

The accommodation forms part of the John Long Furniture building comprising of the front first floor elevation and the ground floor showroom and office. The accommodation is independently accessed via a shared lobby to the left hand side of the property where 27/7 entry will be available.

- Flexible Lease Terms
- External Car Parking
- All Inclusive Rental
- Easy Access Agreements

Floor Area	Sq M	Sq Ft
22.54	242	

VAT

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

No VAT is payable.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

To be advised.

UBR for Wales 2018/19 is 51.4p in the £.

Terms

The offices and stores are available on all inclusive agreements.

£200 deposit and £200 arrangement fee applies.

Rental

£363 per month.

Rent includes Service Charge; Building Insurance Premium; Electricity and Water.

Excludes Rates; Telephone and Internet.

Energy Performance Certificate (EPC)

To be advised.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Jason Thorne
Lambert Smith Hampton
01792 702800
07775 740370
jthorne@lsh.co.uk

May 2018

**Lambert
Smith
Hampton**

01792 702 800

© Lambert Smith Hampton

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that:

- These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract.
- Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
- No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.
- Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
- Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH.
- In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.