

**GROUND LEASE FOR SALE (MAY LET)**

# CLARION CLOSE

SWANSEA ENTERPRISE PARK



**SWANSEA SA6 8QZ**



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### Location

Access from the M4 motorway is via the A48 and A4067.

### Description

The property is a detached unit on a self-contained site, constructed with a steel portal frame and clad in steel sheeting to the walls and roof. The pitched single span roof incorporates translucent panels for natural light. The accommodation also benefits from integral offices.

### Specification

- Industrial/ warehouse unit
- Offices – ground / first floor
- 2 no. floor loading roller shutter doors
- Min eaves height 5m
- Sprinkler system
- WC facilities
- External yard space
- Ample parking

### Accommodation

The unit has a gross internal area of approximately 4,541 sq m (48,883 sq ft) on a site of 1.19 ha (2.96 acres).

### EPC



This is how  
energy efficient  
the building is

The building has an energy rating of D – 94.

### Tenure

The property is held under a ground lease for a term of 125 years commencing on 25/03/1988 and expiring on 24/03/2113. The rent payable is a peppercorn.

### Price

POA

### Rateable Value

£142,000 (2010 Rating list)

### Legal Costs

Each party to bear their own costs incurred in the transaction.



Plans are for identification purposes only. Not drawn to scale.



### Further Information

By appointment with  
agents:



#### Heather Lawrence

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