



ASHMOUNT BUSINESS PARK

TO LET

INDUSTRIAL / WAREHOUSE UNIT
3,192 SQ FT (296.55 SQ M)

Upper Forest Way, Swansea • SA6 8QR

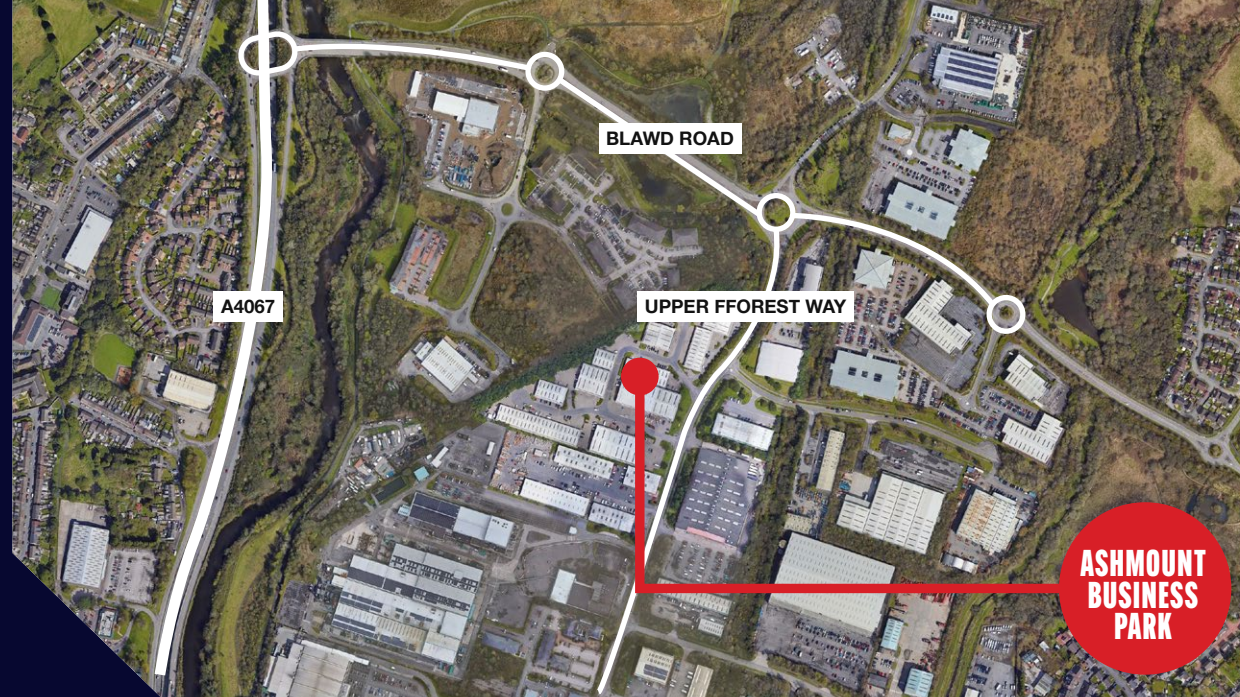
UNIT B8



LOCATION

Ashmount Business Park is located on the Swansea Enterprise Park - 3 miles north east of the City Centre . The Estate is situated at the northern end of the Park with main road frontage and direct access off Upper Fforest Way. Junction 45 of the M4 is just 1.5 miles away to the north.

The immediate area is recognised as a prime trade and out of town retail location - occupiers in close proximity include Asda, Booker, Selco, and Costa.



ACCOMMODATION

The property provides the following approximate gross internal floor areas:

UNIT	SQ FT	SQ M
A3	3,192	296.55



SPECIFICATION

- Prime commercial / trade location on Swansea Enterprise Park
- Excellent road links, 1.5 miles from M4
- Direct access from Upper Fforest Way
- Occupiers on the Estate include Brammer, A&N Supplies, Electric Center, Plumb Center and Roofbase
- Single level loading door
- Separate trade counter / office entrance
- Available to let by way of a new Full Repairing & Insuring Lease - for a term of years to be agreed
- Recently refurbished - new LED lighting

BUSINESS RATES

£8,149 per annum. Based on 2023 Valuation.

SERVICE CHARGE

£1,607.88 per annum. Budget contribution for year ending December 2025.

EPC

EPC Rating D (91).

VIEWINGS

For further information or to arrange a viewing, please contact the letting agents:



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