

BP2Land & Property
Consultants

Top Floor, Creative Cluster, High Street Swansea, SA1 1NW

MODERN OFFICE SPACE



Summary

A unique opportunity to occupy the top floor of this modern space within the busy Creative Cluster, part of the Urban Village Development which is in the heart of major regeneration works ongoing on Swansea's High Street.

Property Type	Offices
Tenure	To Let
Status	Available
Price	£25,000 per annum
Size	2,424 sq ft

- Grade A Office Space
- Ready for Occupation
- Concierge Reception
- Passenger Lift & Secure Fob Entry System
- 3 Parking Spaces
- High Quality Fit-Out including Meeting Rooms
- Vaulted Ceiling

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Location

The Urban Village development is located on Swansea High Street and benefits from a very short walk to Swansea city centre and Swansea Central Railway Station, which offers direct services to Bristol, Cardiff and London.

The building is in close proximity to Swansea City Centre which offers a range of retail and leisure operations, including Las Iguanas, Turtle Bay, Five Guys, Nando's, Coffee One, Zara & Slug and Lettuce.

The M4 is easily accessible approximately 3 miles to the East via Fabian Way.

Description

A unique opportunity to occupy the top floor of this modern space within the busy Creative Cluster, part of the Urban Village Development which is in the heart of major regeneration works ongoing on Swansea's High Street.

Urban Village is home to many professional occupiers to include Coastal Housing Group, Asbri Planning, Marine Power Systems plus a cluster of Creative and Tech businesses.

Accommodation

The available accommodation has been measured on a Net Internal Area basis to provide **2,424 sq ft (225 sq m)**.

Specification

Modern office accommodation providing the following:

- Modern Open Plan Fit Out
- Secure Fob Entry System
- Self Contained Kitchen & W.C Facilities
- 3 Parking Spaces
- Concierge Reception Facility
- Vaulted Ceiling
- Selection of Meeting Rooms & Pods
- Small Balcony

Tenure

The accommodation is available by way of a new effective full repairing and insuring lease via a service charge.

Terms

Leasehold - £25,000 per annum. Exclusive of utilities, service charge, rates and insurance.

Some of the furniture can remain in situ by way of negotiation.



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Service Charge/Utilities

Utilities are separately sub-metered.

Service charge details are available on request.

Planning

The unit currently benefits from planning consent for B1 office use. There is a specific planning condition that the building must be used by creative sector businesses. We would encourage interested parties to make their own enquiries with the local planning authority in this regard.

Business Rates

Rates Payable: £12,573 per annum (based on a rateable value of £23,500).

EPC

EPC rating has been assessed at 25 (A) . A copy of the certificate is available to download on the BP2 website.

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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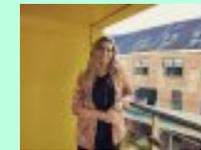
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