



Former EPS Premises, Baldwins Crescent Jersey Marine, Nr Swansea SA1 8PT

**TO LET**

Industrial/Warehouse/Yard Area

**8,109 Sq Ft  
(753 Sq M)**

# Former EPS Premises, Baldwins Crescent Jersey Marine, Nr Swansea SA1 8PT

## DESCRIPTION

The site is irregular shape, with the industrial building and office accommodation located to the rear. The building is of standard steel portal frame construction clad with corrugated sheeting.

- ✓ Minimum eaves height 4.76 m
- ✓ Double roller door access
- ✓ High office content
- ✓ Fenced 1.49 acre site
- ✓ Close to J42 M4

## LOCATION

The site is located on Jersey Marine, which is accessed via a flyover off the A483 Fabian Way, the main dual carriageway leading out of Swansea City Centre to Junction 42 of the M4 Motorway. Prominent occupiers in the immediate vicinity include Gower Chemicals, Blazers Caravans, Trojan Electronics, Swansea University and Unit Superheaters.

## ACCOMMODATION

| Gross Internal Areas   | sq ft        | sq m       |
|------------------------|--------------|------------|
| Industrial and Offices | 8,109        | 753        |
| <b>Total</b>           | <b>8,109</b> | <b>753</b> |

## VAT

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

## LEGAL COSTS

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

## BUSINESS RATES

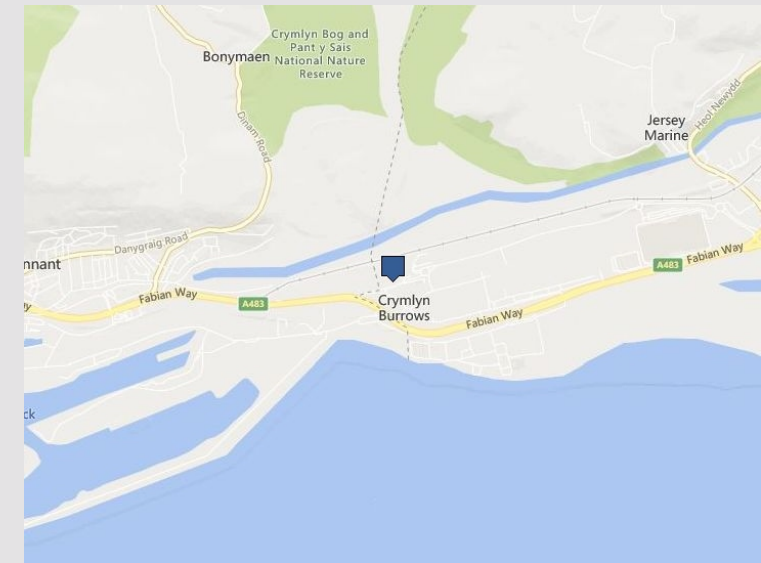
Rateable Value - TBA

UBR for Wales 2020/21 - 53.5p in the £

## TERMS

Available on new lease terms at an asking rent of £45,000 pax

**EPC** To be provided



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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