

To Let (may sell)

Manufacturing/Warehouse/Distribution

Industrial

Former Michton Premises, Kingsway, Swansea West Business Park, Swansea



- 3,430.37 Sq M (36,923 Sq Ft)
- Main road location
- Rear yard
- Close to J47 of M4 motorway



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Location



The property is located fronting the Kingsway which is the main thoroughfare leading through Swansea West Business Park. Prominent occupiers within the immediate vicinity include Securicor, Security Centres, Welsh Boxes, Gravells Kia, Hurns Brewery and Ken Williams Recovery. The property is located close to the successful Fforestfach Retail park and Pontardulais Retail Centre. J47 of the M4 motorway lies approximately 2 miles to the north west.

Description

A detached warehouse/manufacturing facility. The accommodation is arranged within two pitched north light industrial buildings, with flat roof office accommodation existing to both the front and rear of the property. Forecourt and side car parking exists to the front of the premises, together with further car parking and yard area to the rear.

- Minimum eaves height 4.25m
- Maximum eaves height 7.22m
- On-site car parking
- High office content
- Close to J47 of M4 motorway

Floor Area	Sq M	Sq Ft
Front offices	476.80	5,132
Warehouse/manufacturing	2,682.39	28,872
Rear office/ancillary	271.18	2,919
TOTAL	3,430.37	36,923

VAT

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

Business Rates

Following an enquiry on the Valuation Office website, we have been informed that the premises has a rateable value of £61,500.

UBR for Wales 2015/16 is 48.2p in the £.

Interested parties are asked to undertake their own enquiries to verify this information.

Terms

The property is available on new lease terms.

Building Insurance

The Landlord to continue to insure the building and recover the premium cost back from the tenant.

Rental

Rental offers in the region of £75,000 pax.

Energy Performance Certificate (EPC)

Energy Performance Asset Rating: C (65).

Certificate Reference Number: 0120 - 0035 - 5599 - 7325 - 2002.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

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