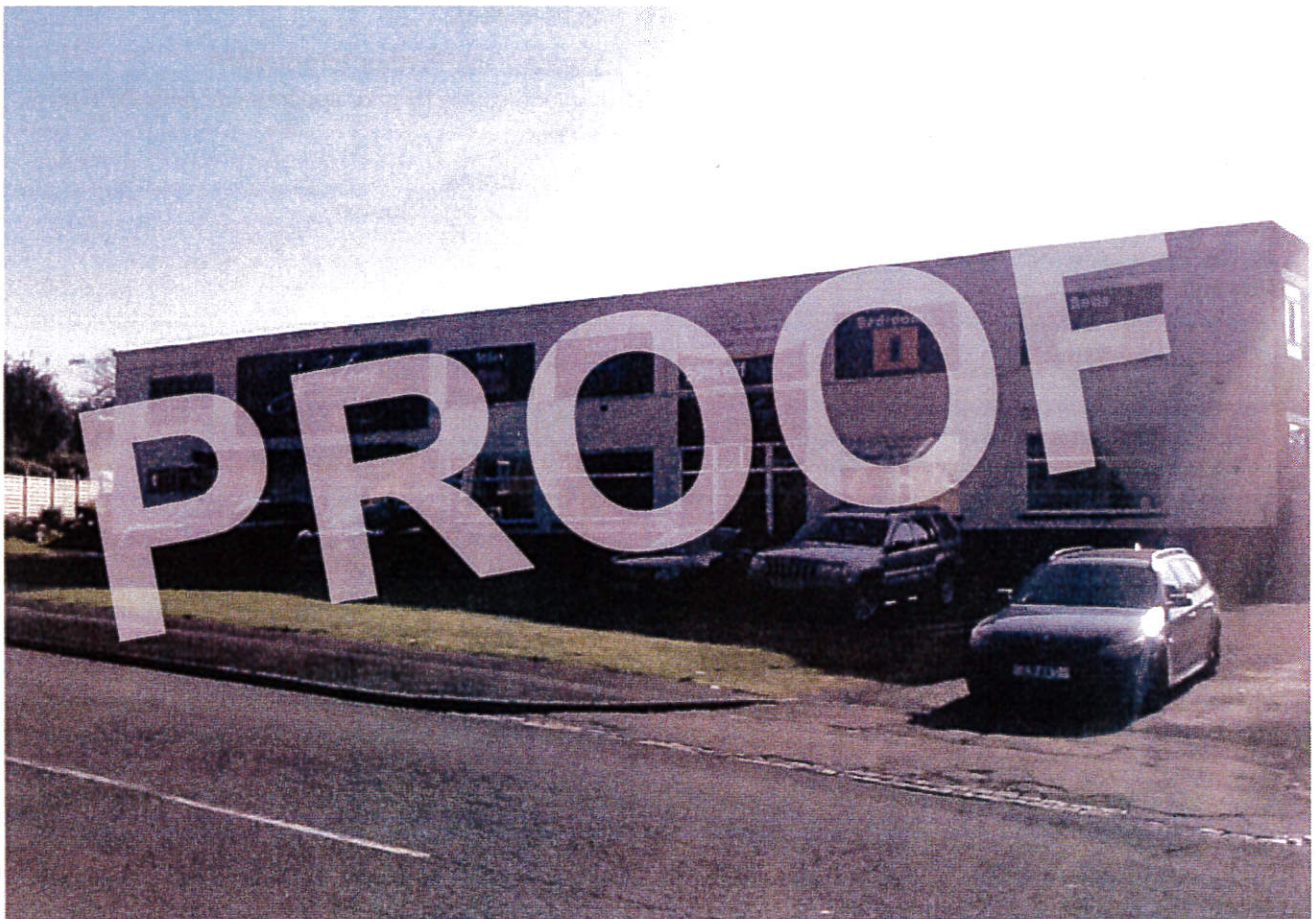


To Let

Showroom/Offices/Storage

Mixed Use

29 Ystrad Road, Swansea West Business Park, Swansea SA5 4LH



- From 11.22 Sq M (131 Sq Ft)
- Ground Floor Showroom
- First Floor Storage
- Close to J47 of M4 Motorway



29 Ystrad Road, Swansea West Business Park, Swansea SA5 4LH

Location



The property is located between Parc Fforestfach and Swansea West Business Park, which lies on the north west side of Swansea, just 2 miles north of the City Centre and just over 3 miles south of J47 of the M4 motorway.

Prominent occupiers within the immediate vicinity include Tesco Extra, John Long Furniture, Glamorgan Tiles and Wheelies.

Description

The accommodation forms part of the John Long Furniture building comprising of the front first floor elevation and the ground floor showroom and office. The accommodation is independently accessed via a shared lobby to the left hand side of the property where 24/7 entry will be available.

- Flexible Lease Terms
- External Car Parking
- All Inclusive Rental
- Easy Access Agreements

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice (6th) Edition.

See availability schedule.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate. Our client reserves the right to levy VAT on all payments.

Legal Costs

£200 + VAT will be charged for the arrangement of each agreement.

Business Rates

To be advised.

UBR for Wales 2016/17 is 48.6p in the £.

Terms

The offices and stores are available on all inclusive agreements.

See attached availability schedule for details.

Rental

See availability schedule.

Energy Performance Certificate (EPC)

To be advised.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Jason Thorne
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September 2016

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- Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
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29 YSTRAD ROAD
Swansea West Business Park, Swansea SA5 4LH
AVAILABILITY SCHEDULE

Unit No	Description	Size	Rent Per Month	Rates	Rate in £ for the Period 2016/17	Deposit	Tenancy Fee	Availability
GF 1A	Showroom	sq m (178 sq ft)	£267	TBA	48.6p	£200	£200	LET
GF 1B	Office	sq m (123 sq ft)	£154	TBA	48.6p	£200	£200	LET
GF 1C	Office	8.76 sq m (94 sq ft)	£141	TBA	48.6p	£200	£200	Immediate
GF 2	Office / Store	14.03 sq m (151 sq ft)	£130	TBA	48.6p	£200	£200	LET
GF 3	Showroom / Office	108.83 sq m (1,171 sq ft)	£975	TBA	48.6p	£200	£200	Immediate
GF 4	Office	14.71 sq m (158 sq ft)	£237	TBA	48.6p	£200	£200	Immediate
FF 4	Store	51.91 sq m (559 sq ft)	£470	TBA	48.6p	£200	£200	Immediate
FF 5	Store	14.06 sq m (151 sq ft)	£135	TBA	48.6p	£200	£200	Immediate
FF 6	Store	7.27 sq m (78 sq ft)	£75	TBA	48.6p	£200	£200	Immediate
FF 7	Store	22.54 sq m (242 sq ft)	£210	TBA	48.6p	£200	£200	Immediate
FF 8	Store	11.22 sq m (120 sq ft)	£100	TBA	48.6p	£200	£200	Immediate
FF 9	Store	25.03 sq m (270 sq ft)	£225	TBA	48.6p	£200	£200	Immediate

NOTE: Rent includes: Rent; Service Charge; Building Insurance; Electric
Rent excludes: Telephone; Broadband; Rates

For further information contact:

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