

To Let

Industrial/Trade Counter Unit

Industrial

Unit 7 St David's Road Industrial Estate, Enterprise Park, Swansea SA6 8QL

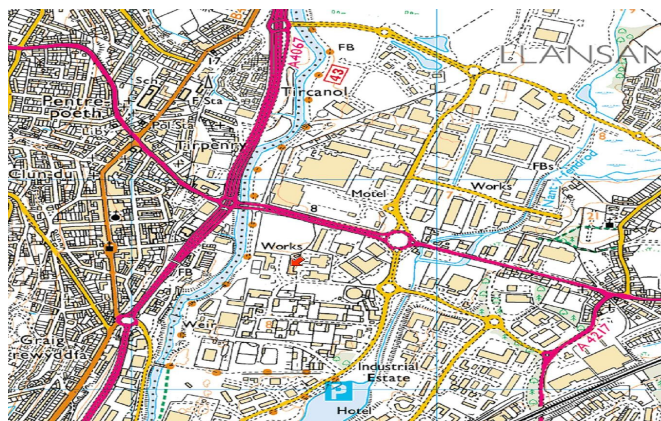


- 1,018.05 Sq M (10,958 Sq Ft)
- Dedicated Yard Area
- Prominent Location
- Close to J44 & J45 of M4 Motorway



Unit 7 St David's Road Industrial Estate, Enterprise Park, Swansea SA6 8QL

Location



St David's Road is accessed via one of the Enterprise Park's most prominent roundabouts. Good communications are provided to J44 & J45 of the M4 motorway which is located approx. 1.5 miles north of the property with Swansea City Centre being accessed via the Southern Link Road, approx. 5 miles to the south. Nearby occupiers include Smyths Toys and Starbucks.

Description

Unit 7 forms part of a terrace of 3 units which are steel portal frame construction, clad externally with corrugated sheeting and facing brick elevations.

- Minimum Eaves Height 6 Metres
- Additional Shared Car Parking Area
- First Floor Offices
- Dedicated Yard Area

Accommodation

The accommodation is made up of reception lobby, stores, wc facilities, main warehouse and first floor offices.

Floor Area	Sq M	Sq Ft
Unit 7 - Grd Floor	947.07	10,194
Unit 7 - 1st Floor (approx)	70.98	764
TOTAL	1,018.05	10,958

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

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

Business Rates

The property has a Rateable Value of £36,500 UBR for Wales 2019/20 is 52.6p in the £.

Interested parties are advised to verify this information by making direct contact with the local Rating Authority.

Terms

The property is available on new flexible Lease terms.

Rental

To be advised.

Service Charge and Building Insurance

A service charge will be levied in relation to the joint shared car parking areas of the Estate.

Landlord to recover the building insurance premium payable on the unit.

Energy Performance Certificate (EPC)

To be advised.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

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