

To Let

Industrial

Trade Counter/Warehouse/Manufacturing

Unit 5 Mannesman Close, Enterprise Park, Swansea SA7 9AH



- 329.94 Sq M (3,551 Sq Ft)
- Central Enterprise Park Location
- Prominent Trade Counter
- Close to Junction 44 & 45 of M4 Motorway



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Location

Located within the heart of the Swansea Enterprise Park, off Fendrod Way, a very busy thoroughfare linking two main roundabouts within the park. Junction 44 & 45 of the M4 motorway are within 2 miles and Swansea City Centre is located within 4 miles.

Prominent occupiers in the immediate vicinity include Tesco Extra, Wrens Kitchens, Halfords, Home Bargains, B&M Stores, Iceland Foods and Go Outdoors.

Description

An end of terrace steel portal frame unit. The property has elevations which comprise of facing brick/breeze block to the lower part, with alloy cladding to the upper part.

An extensive forecourt car park exists to the front elevation.

- Minimum Eaves 4.78m
- Maximum Eaves 6.04m
- Forecourt Car Parking
- Prominent Roadside Location
- Trade Counter

Accommodation

The property comprises of the following Gross Internal Area:

Floor Area	Sq M	Sq Ft
Reception, Offices, WC & Warehouse	329.94	3,551

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

We have been informed via an enquiry on the Valuation Office website that the property has a Rateable Value of £11,750.

UBR for Wales 2020/21 is 53.5p in the £.

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

Terms

New Lease terms are available.

Service Charge and Building Insurance

The Tenant to contribute to the maintenance of the external common area via a Service Charge and to reimburse the Landlord the cost of insuring the premises.

Rental

Rental offers in the region of £21,306 pax.

Energy Performance Certificate (EPC)

Energy Performance Asset Rating: 70 (C).

Certificate Reference Number: 9236-3082-0810-0200-2221

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Jason Thorne
Lambert Smith Hampton
01792 702800
07775 740370
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Internal



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External



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Location Plan

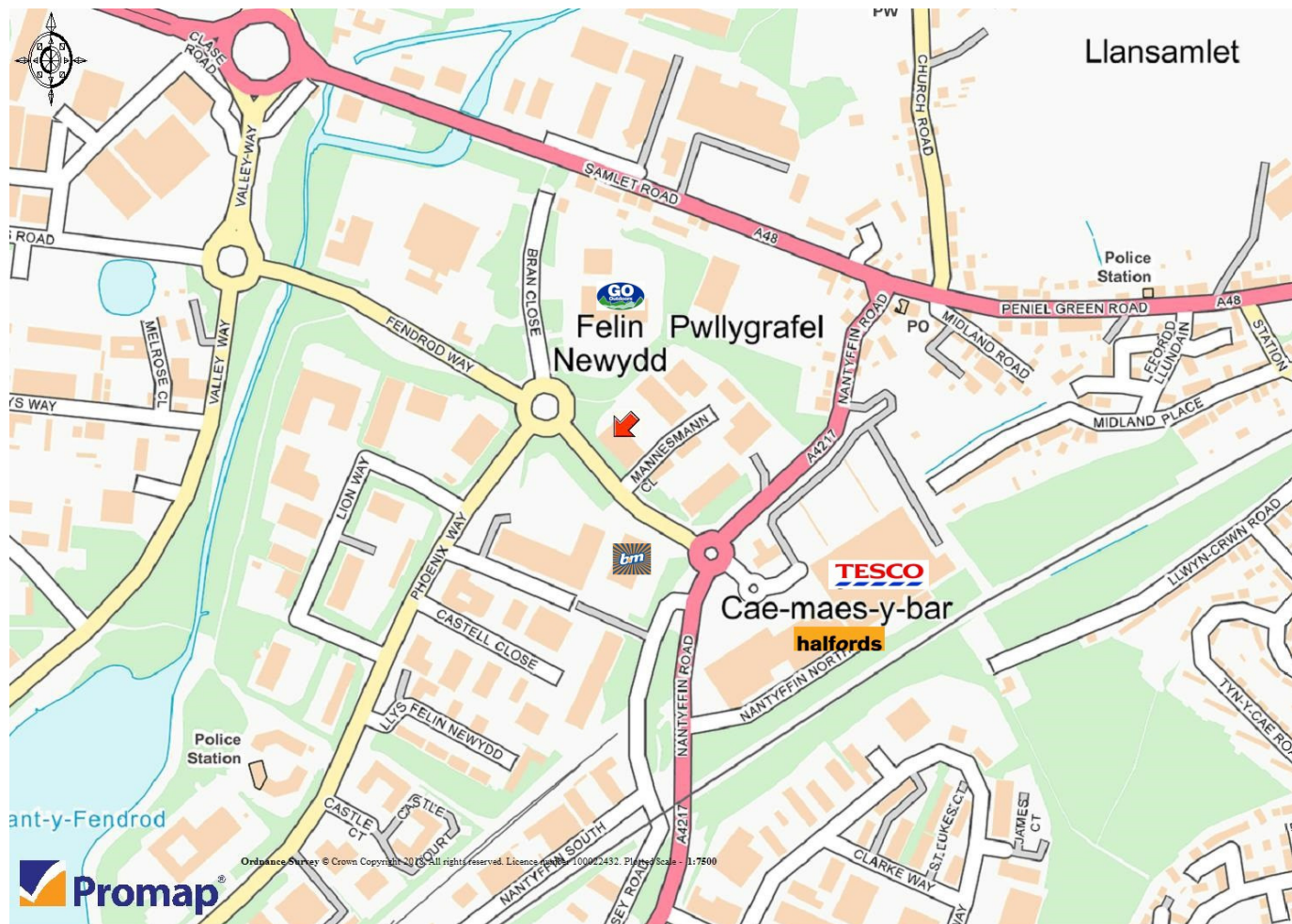


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