



Ty Brwydran House Swansea

1 Atlantic Close
Swansea SA7 9FJ

Industrial Unit for Sale
19,228 SQ FT
Available Immediately

Specification

The Property is a detached industrial unit of steel portal frame construction with part brick work and part sheet clad elevations and a pitched roof. The Property has three electric roller shutter doors which lead out into a secure and gated front yard. There is a secondary yard to the rear of the Property which provides parking for over 60 vehicles. The unit is accessed by a pedestrian entrance off Atlantic Close.

Internally the Property is arranged over Ground and First floor providing segmented warehouse/loading space and office accommodation.

Indicative floor areas are provided below.

Floor	Description	SQ M	SQ FT
Ground	Warehouse	922	9,924
Ground	Office	401	4,316
First	Office	463	4,988
Total		1,786	19,228



Well Located



Secure Front Yard



40m Front and Rear Yard Depth



E104 EPC Rating



60+ Car Parking Spaces



Two-Storey Office Space



3 Phase Power Supply



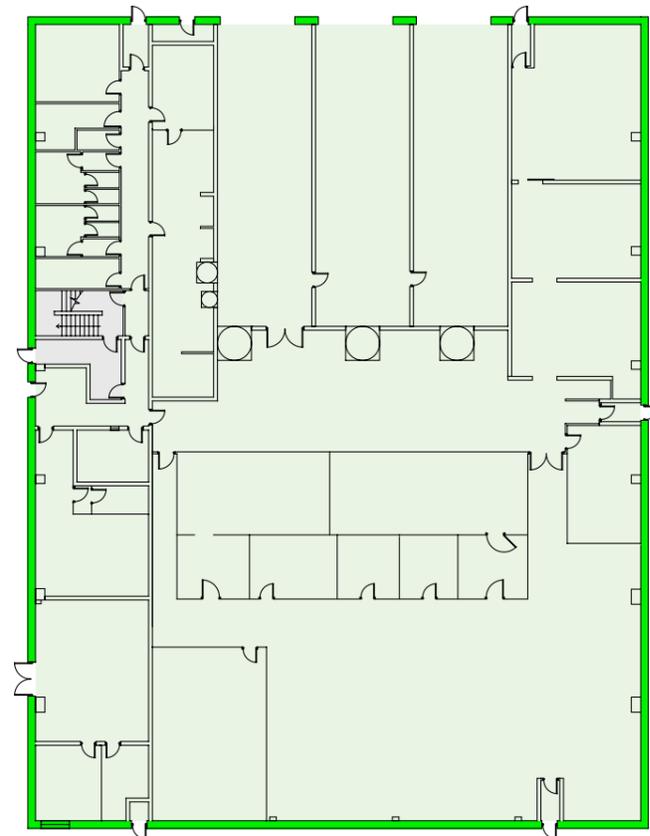
3 Level Access Loading



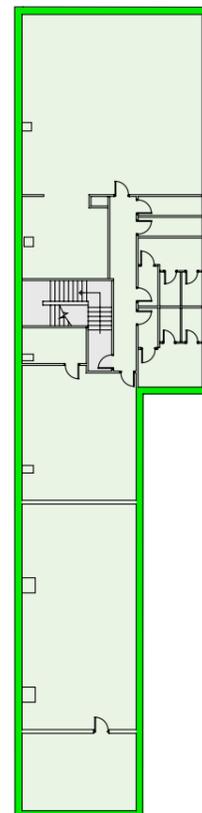
19,228 SQ FT Total Accomodation



Ground



First



Plans provided for indicative purposes only. Not to scale.



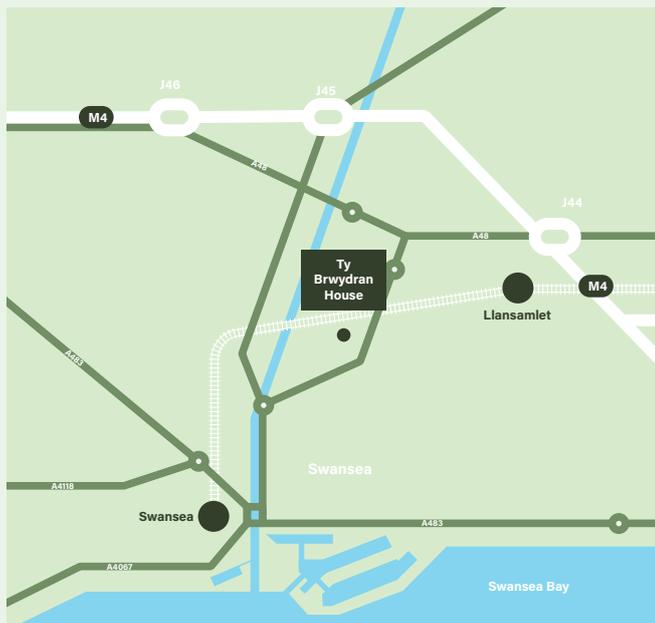
North



Location

Ty Brwydran House is located on Atlantic Close within Swansea Enterprise Park, a well-established and sought after commercial location. Swansea Enterprise Park is situated approximately 3 miles north-east of Swansea City centre and is home to a number of both public and private sector occupiers including HM Land Registry, Royal Mail, NFU Mutual, Barclays and Lloyds Bank.

Convenient access is offered to J44 and J45 of the M4 motorway, located 5.5 miles and 8 miles away respectively. Swansea Railway Station is approximately 2.5 miles away providing regular and direct services to Cardiff, Bristol Parkway and London Paddington.

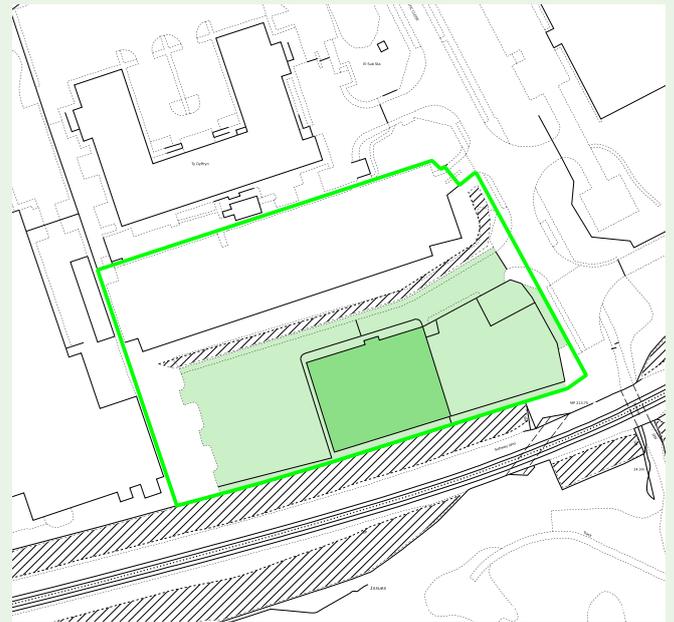


Tenure

The Property is held by way of a long Lease dated 31 March 1995 between The Council of the City of Swansea and Post Office Limited. The Lease is for a term of 99 years commencing 31 March 1995. The rent under the Lease is a peppercorn.

There is a Sublease in place dated 23 December 1997 between Post Office Limited and Midland Bank Plc. The Sublease is for a term of 99 years less three days from 31 March 1995. The rent under the Sublease is a peppercorn. Available area is shown highlighted below.

A copy of the Lease(s) are available on request.



Business Rates

The Property has a Rateable Value of £142,000 from 01 April 2026. Interested parties are advised to make their own enquiries with the Local Authority.

VAT

The Property is not opted for VAT.

Costs

Each party is to bear their own legal and professional costs associated with the transaction.

Terms

We are instructed to seek all enquiries for the Leasehold Interest in the Property. Terms provided on application.

Viewings

Further information and viewings are available strictly by appointment through Sole Agents BNP Paribas Real Estate.



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