

FULLY REFURBISHED

BP2

Land & Property
Consultants

Grade A City Centre Office Suites

Urban Village, High Street,
Swansea SA1 1NW

TO LET

1,303 – 3,081 sq ft
Air conditioned Offices with car parking

www.bp2property.com



Property Overview

- Grade A Office Suites
- Air Conditioning
- Passenger Lift
- Concierge Reception
- Car Parking
- Flexible Terms

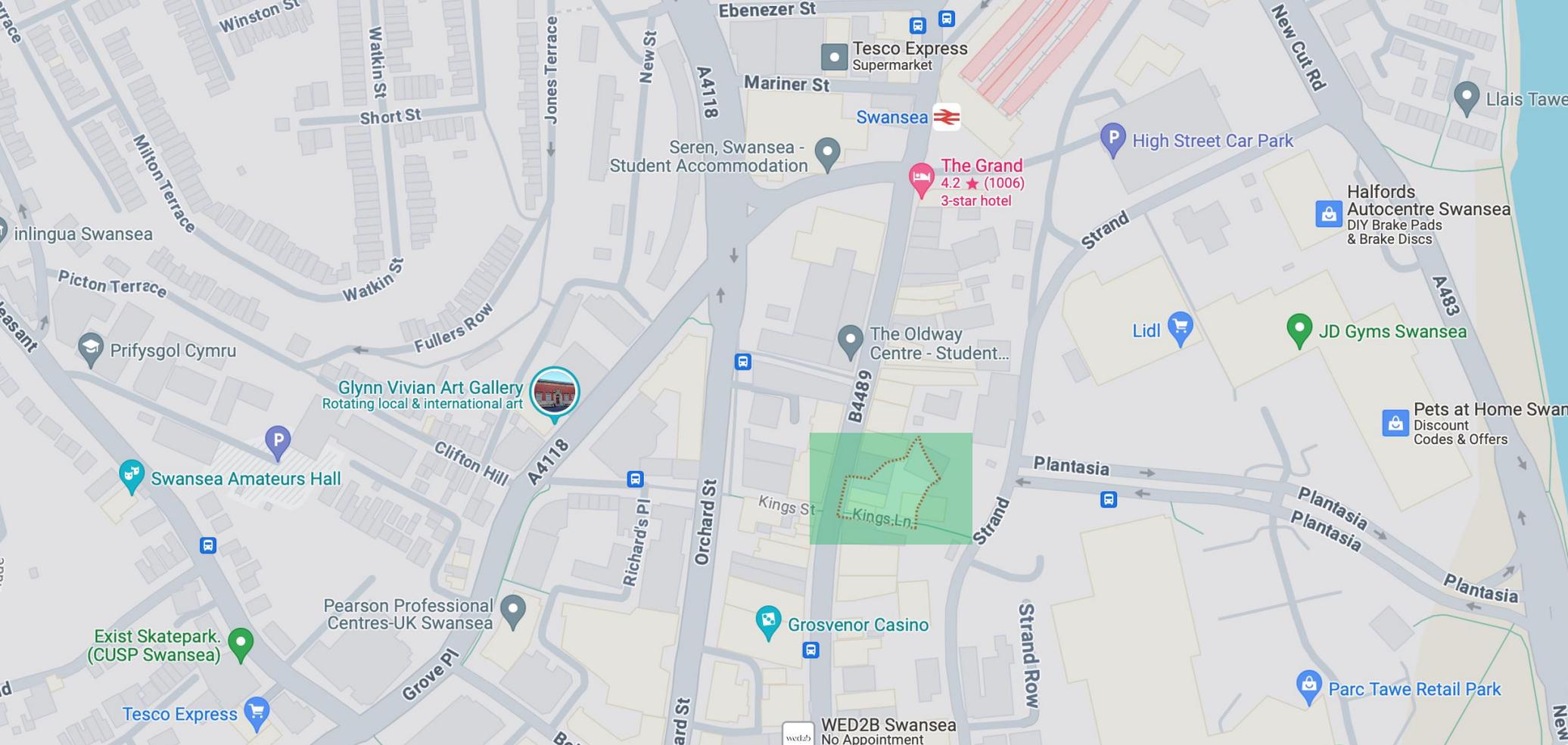
A fantastic opportunity to occupy this modern Grade A office building, offering suites from 729 sq ft with air-conditioned space with car parking.

The Urban Village development is in the heart of major regeneration works ongoing on Swansea's High Street.

Urban Village is home to many professional occupiers to include Coastal Housing Group, Asbri Planning, HST Marine, Ever Nimble, Marine Power Systems plus a cluster of Creative and Tech businesses.

[Click Here for Virtual Tour](#)





Location

The Urban Village development is located on Swansea High Street and benefits from a very short walk to Swansea city centre and Swansea Central Railway Station, which offers direct services to Bristol, Cardiff and London. The building is in close proximity to Swansea City Centre which offers a range of retail and leisure operations, including Las Iguanas, Turtle Bay, Five Guys, Nando's, Coffee One, Zara & Slug and Lettuce. The M4 is easily accessible approximately 3 miles to the East via Fabian Way.

Specification

The property benefits from the following features.

- Modern Open-Plan Layout
- Newly Refurbished
- Secure Fob Entry System
- Concierge Reception Facility
- Air Conditioning
- Showers and W.C Facilities
- Raised Access Flooring

Accommodation

The property will be subdivided to provide the following office accommodation, provided with a shared kitchen facility.

UNIT	M2	SQ FT	PARKING
Suite 1	LET	LET	LET
Suite 2	121	1,303	1 Space
Suite 3	165	1,778	2 Spaces
TOTAL	353.7	3,810	4 Spaces





Terms

Quoting Rents:

Suite 1: LET

Suite 2: £16,500 per annum excl.

Suite 3: £20,000 per annum excl.

Tenure

The suites are available by way of a new effective full repairing and insuring lease via a service charge.

Service Charge, Utilities and Insurance

A Service Charge is payable towards maintenance and upkeep of the common parts of the property. Further information on request.

Planning

We understand that the property currently benefits from B1 planning consent for its current use as offices. We would encourage interested parties to make their own enquiries with the local planning authority in this regard.



Business Rates

This space will be reassessed once subdivided.
Further details to be provided.

EPC

The property has been graded as 33 (B).

VAT & Legal Costs

All prices, premiums and rents are quoted exclusive of VAT. Each party is responsible for their own legal costs incurred in any transaction.



Approximate total area⁽¹⁾
4544.31 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3 standard.

PHOTOS





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Viewing and further information



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