



## Unit 1 Phase 2, Samlet Road, Llansamlet, Swansea, SA7 9AQ

Prominent trade counter / industrial unit available

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	3,551 sq ft / 329.90 sq m
<b>Rent</b>	£36,500 per annum
<b>Service Charge</b>	£1,811 per annum current budget contribution
<b>Rates Payable</b>	£16,579 per annum based on 2023 Valuation
<b>Rateable Value</b>	£29,500
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

### Key Points

- Prominent roadside position
- End of terrace unit
- Generous parking
- Single level roller shutter door
- Trade / showroom area
- Mezzanine floor

# Unit 1 Phase 2, Samlet Road, Llansamlet, Swansea, SA7 9AQ

## Summary

Available Size	3,551 sq ft
Passing Rent	£36,500 per annum
Premium	Nil
Rates Payable	£16,579 per annum based on 2023 Valuation
Rateable Value	£29,500
Service Charge	£1,811 per annum current budget contribution
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Current premium to be confirmed
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Description

Prominent trade counter unit with excellent roadside profile.

## Location

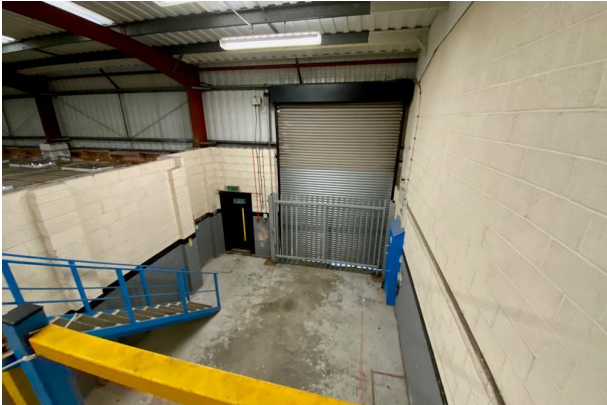
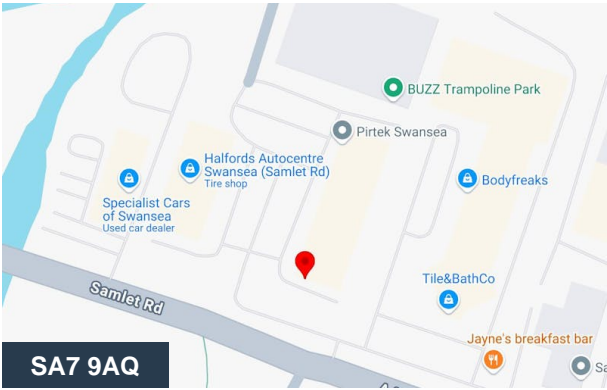
The unit occupies a prominent roadside position on Samlet Road within an established trade and retail and location at Llansamlet / Swansea Enterprise Park. Occupiers in the immediate vicinity include Halfords, National Plastics, Lextan, ALDI and SELCO.

## Specification

Gross Internal Area = 3,551 sq ft (329.92 sq m) Ground Floor \*Mezzanine floor in addition 2,209 sq ft (205.20 sq m).

## Terms

The Unit is available by way or a Sub-Lease or an Assignment - subject to Landlords consent. The existing Lease expires 5th February 2027.



## Viewing & Further Information



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