



## The Refinery, Atlantic Close

Swansea Enterprise Park, Swansea, SA7 9FJ

**To Let/Sale : High profile  
refurbished accommodation,  
with abundant parking.**

**3,880 to 13,000 sq ft**  
(360.46 to 1,207.74 sq m)

- New Heating / Cooling Air-Conditioning
- Raised Floors
- Suspended Ceilings
- Recessed Lighting
- 2x8 Person Passenger Lifts
- Shower Facilities
- Manned reception
- Excellent parking

# The Refinery, Atlantic Close, Swansea Enterprise Park, Swansea, SA7 9FJ

## Summary

Available Size	3,880 to 13,000 sq ft
Rent	£12 per sq ft
Rates Payable	£4.14 per sq ft
Service Charge	£3.89 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A

## Location

The Refinery is located on Swansea Enterprise Park, a well established and recognised commercial destination, for both public and private sector occupiers.

It is home to the following occupiers; HM Land Registry, Royal Mail, NFU Mutual, Barclays and Lloyds Bank.

There are numerous leisure and dining occupiers including, Costa, McDonalds and a Mecure Hotel.

Swansea train station is located 2.5 miles away and provides a regular service to Cardiff and London Paddington, as well as serving West Wales.

Convenient access is offered to J44 and J45 of the M4 motorway, located 5.5 miles and 8 miles away respectively.

## Accommodation

Name	sq ft	sq m	Availability
1st - Right Hand side	13,000	1,207.74	Available
Ground - Right Hand Side	12,000	1,114.84	Withdrawn
Ground - Part Left Hand Side	3,880	360.46	Withdrawn
Ground - Left hand side	7,828	727.24	Let
1st - Left Hand side	11,161	1,036.89	Let
<b>Total</b>	<b>47,869</b>	<b>4,447.17</b>	

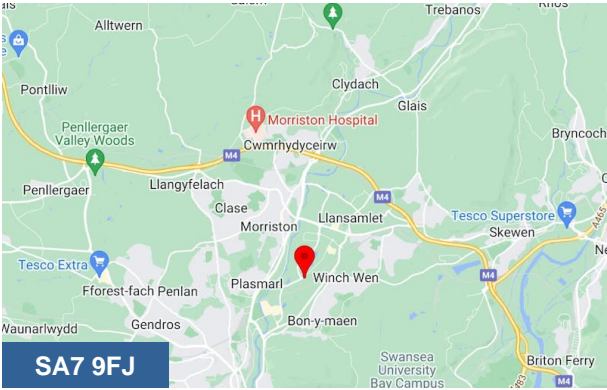
## Specification

Externally the property offers;

- Ample amenity and recreation space
- Covered bike storage
- Multiple electric car charging ports
- Excellent Parking

## Viewings

Strictly by appointment with agents Cooke & Arkwright.



## Viewing & Further Information

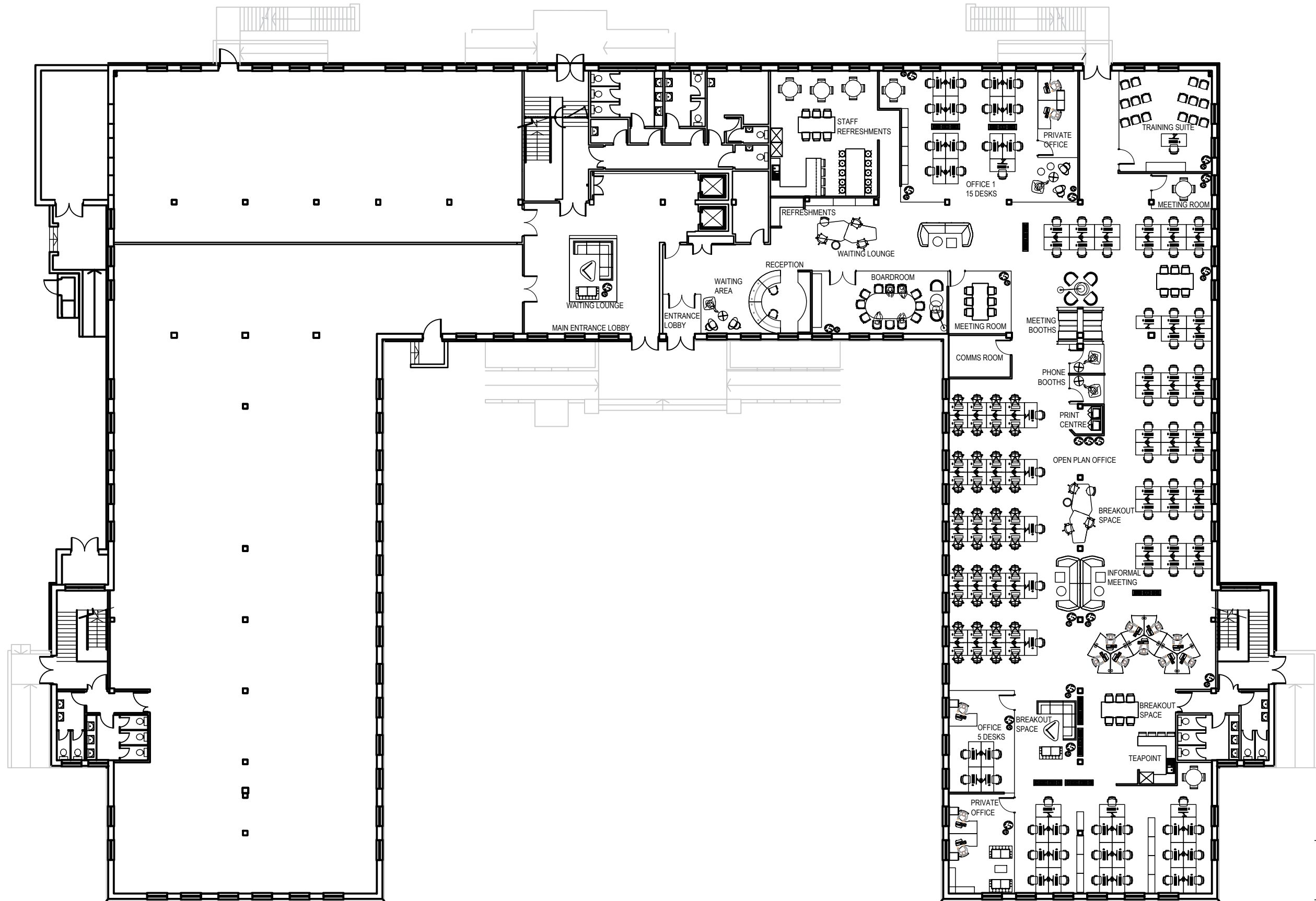


**Mark Siddons**  
029 2034 6361  
mark.siddons@coark.com



**Max Wood**  
02920346336  
max.wood@coark.com





**NOTES**  
Do not scale from this drawing. Only figured dimensions are to be taken from this drawing.  
Contractor must verify all dimensions on site before commencing any work or shop drawings.  
Report any discrepancies to the architect before commencing work. If this drawing exceeds the quantities taken in any way the architects are to be informed before the work is initiated. Work within the Construction (Design & Management) Regulations 2015 is not to start until a Health and Safety Plan has been produced. This drawing is copyright and must not be reproduced without consent of NW Architects Limited.

**DRAWING STATUS/TYPE KEY**  
F Feasibility SK Sketch L Landscape C Construction  
P Planning M Marketing S Survey AB As Built  
T Tender TNT Tenant OS Ordnance Survey

**SURVEY NOTE**  
The original building survey was undertaken by a third party. NW Architects accepts no responsibility for any errors, omissions or discrepancies.

**NW-ARCHITECTS**  
27 York Place - Leeds - LS1 2EY  
leeds@nw-architects.co.uk - Tel: 0113 880 0510 - Fax: 0113 880 0511  
www.nw-architects.co.uk

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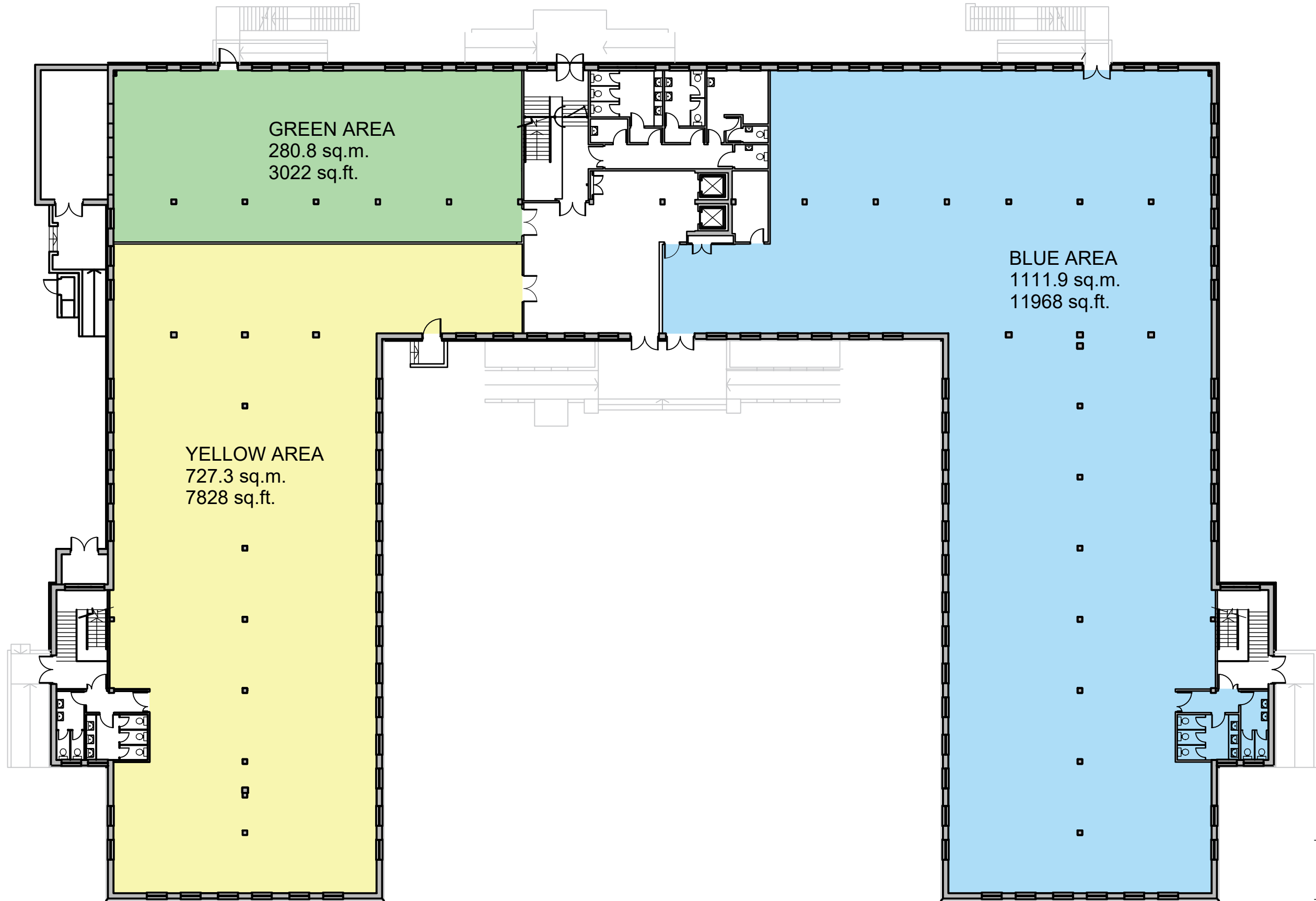
**PROJECT**  
Swansea Enterprise Park

**DRAWING TITLE**  
As Proposed  
Ground Floor Layout

Scale	Drawn By RC	Date Drawn 20-10-21
1:250 @ A3	Checked By NW	Date Checked 20-10-21

Drawing No. 20076-F102	Revision E
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REV	DESCRIPTION	DRAWN	DATE	CHECKED	DATE
E	INTERIOR LAYOUT INCLUDED	RC	10-11-21	NW	10-11-21
D	LAYOUT AMENDED	NW	21-10-21	RAP	21-10-21
C	AREAS UPDATED	RC	21-10-21	NW	21-10-21
B	LAYOUT UPDATED	RC	21-10-21	NW	21-10-21
A	LAYOUT UPDATED	RC	20-10-21	NW	20-10-21



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F Feasibility    SK Sketch    L Landscape    C Construction  
P Planning    M Marketing    S Survey    AB As Built  
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[www.nw-architects.co.uk](http://www.nw-architects.co.uk)

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**PROJECT**  
Swansea Enterprise Park

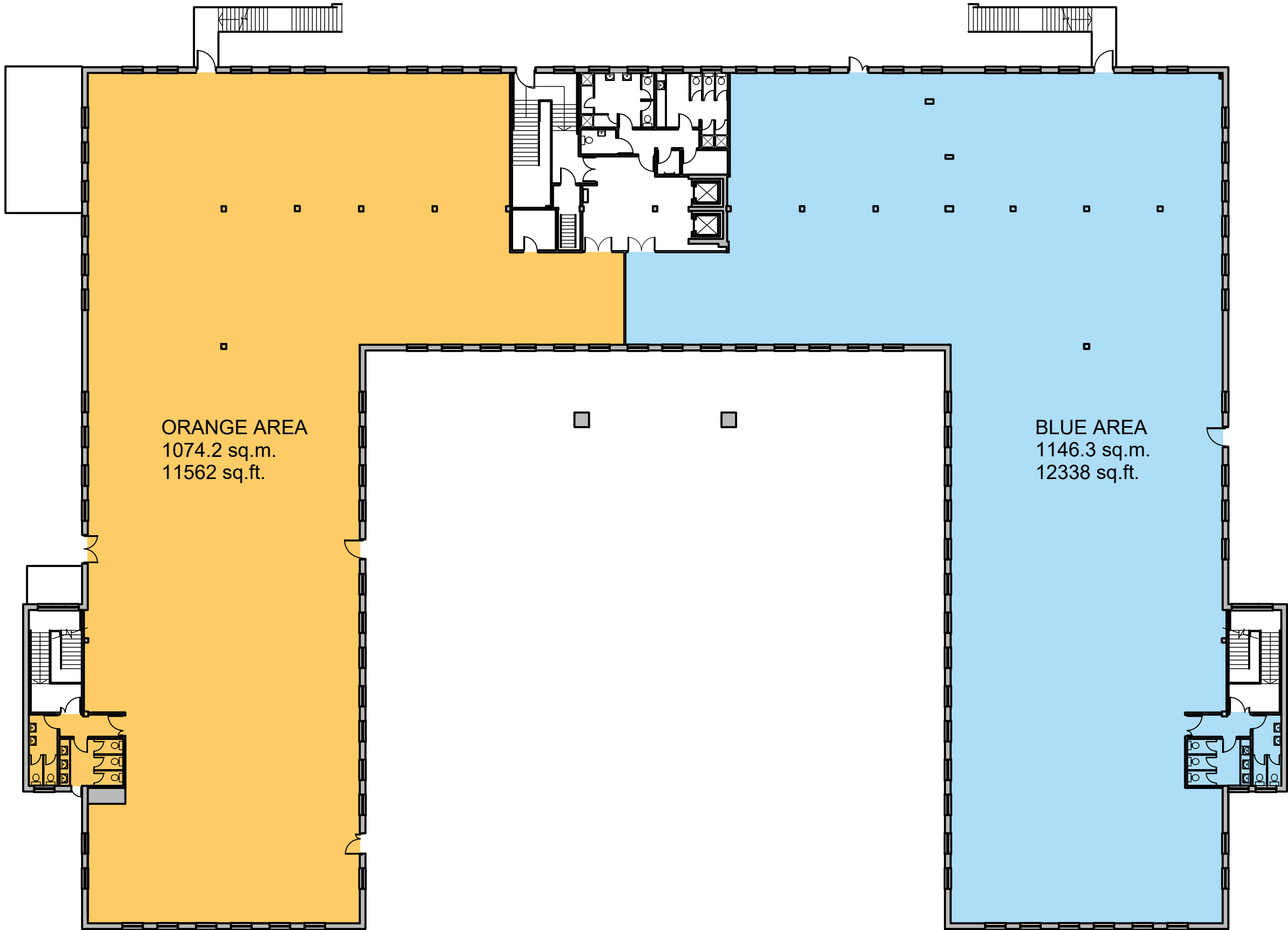
**DRAWING TITLE**  
As Proposed  
Ground Floor Layout

Scale		Drawn By	Date Drawn
1:250 @ A3		RC	20-10-21
		Checked By	Date Checked
		NW	20-10-21

Drawing No.	Revision
20076-F102	D

REV	DESCRIPTION	DRAWN	DATE	CHECKED	DATE
D	LAYOUT AMENDED	NW	21-10-21	RAP	21-10-21
C	AREAS UPDATED	RC	21-10-21	NW	21-10-21
B	LAYOUT UPDATED	RC	21-10-21	NW	21-10-21
A	LAYOUT UPDATED	RC	20-10-21	NW	20-10-21

REVISIONS



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P Planning M Marketing S Survey AB As Built  
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PROJECT  
Swansea Enterprise Park

DRAWING TITLE  
As Proposed  
First Floor Layout

Scale 1:250 @ A3	Drawn By RC	Date Drawn 20-10-21
	Checked By NW	Date Checked 20-10-21

Drawing No. 20076-F103	Revision -
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REV	DESCRIPTION	DRAWN	DATE	CHECKED	DATE
REVISIONS					