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Industrial
TO LET



Unit 10, Cambrian Court, Swansea, SA6 8PZ

Newly refurbished light industrial unit To Let

Summary

Tenure	To Let
Available Size	2,085 sq ft / 193.70 sq m
Rent	£18,500 per annum
Service Charge	£2,579 per annum
Rates Payable	£7,668 per annum
Rateable Value	£13,500
EPC Rating	A+

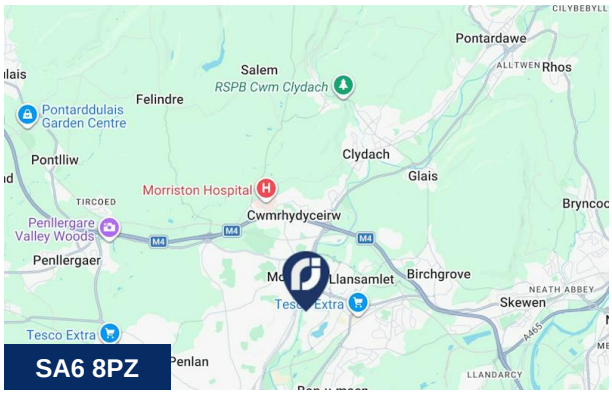
Key Points

- Newly refurbished light industrial unit.
- Close Proximity to M4 Motorway (J44-45)
- EPC A+
- Good Parking Provision
- Located on the established Swansea Enterprise Park
- Newly installed 30kw solar array providing discounted energy prices.

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Rateable Value	£13,500
Service Charge	£2,579 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A+







Description

The property comprises a newly refurbished end of terrace light industrial warehouse. The unit is of portal frame construction with coated profile steel cladding above external cavity brickwork to a height of 2m.

The unit offers an internal office space, WC, and kitchen facilities with 3-phase electricity. The unit further benefits from LED lighting, a minimum eaves height of 5.9 m and maximum eaves height of 6.2 m, single up and over roller shutter door, measuring 4 m x 4.6 metres.

Location

The premises is located along Ferryboat Close with the established trading location of Swansea Enterprise Park.
The M4 Motorway (J44-45) is within 2 miles from the subject premises, while Swansea City Centre is 3 miles south. Additional road links include the main A48, A4067 and the A4217.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Workshop	1,832	170.20
Ground - Office	252.95	23.50
Total	**2,084.95**	**193.70**

Viewings

Strictly by prior appointment via the appointed agents RJ Chartered Surveyors

Terms

Unit 10 is available by way of a new full repairing and insuring Lease for a term of years to be agreed.

Viewing & Further Information



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