

2 New Mill Court

Swansea Enterprise Park Swansea, SA7 9FG

BP2

Commercial Property
& Development Land



FOR SALE

2,604 SQ FT
(241.92 SQ M)

OFFERS IN THE REGION OF
£325,000

Self contained, detached property, on the established Enterprise Park in Swansea with 14 designated car parking spaces.

- Detached, Single Storey Building
- Secure Fenced Compound Area
- Self Contained
- 14 Designated Car Parking Spaces
- Established Business Park Location
- Ready for Occupation

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Summary

Available Size	2,604 sq ft
Price	Offers in the region of £325,000
Rates Payable	£8,520 per annum
Rateable Value	£15,000
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (82)

Description

2 New Mill Court comprises a self-contained, single-storey detached office building of brick construction under a pitched, tiled roof.

A glazed reception foyer leading through to a large open-plan workspace, a range of smaller cellular offices and meeting rooms, staff kitchen/break-out room, two separate WC/shower facilities and a secure central store room.

The property benefits from a generous number of windows providing natural light throughout, perimeter trunking, electric heating, LED and strip lighting and carpet throughout.

Location

The property is situated on New Mill Court within Swansea Enterprise Park, just off Fabian Way (A483) providing direct access to Junction 44 of the M4 motorway approximately 2 miles to the north-west and excellent links into Swansea city centre (3½ miles) and beyond.

Specification

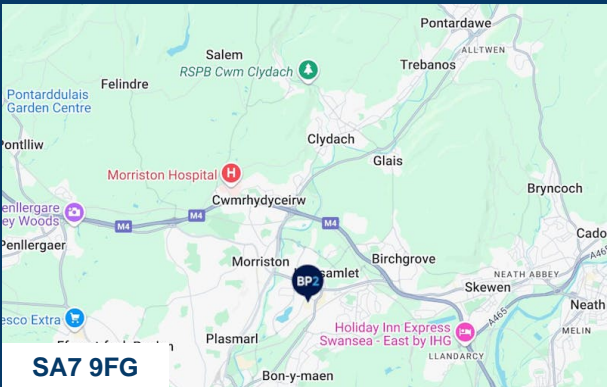
- Single Storey, Detached
- Brickwork construction
- Pitched, Tile Roof
- Staff Kitchen & W.C/Shower Facilities
- Electric Central Heating
- LED/Strip Lighting
- Perimeter Trunking
- Intruder Alarm

Terms

Long Leasehold Sale, 125 year less 10 days from 25.12.1998.

Approx 88 years unexpired term.

Asking price - £325,000



Viewing & Further Information



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