



Thanet House, 10 Phoenix Way, Swansea, SA7 9EH

Opportunity to purchase (Long leasehold) or rent this well appointed detached office building, within a prime Swansea out of town location.

Summary

Tenure	To Let / For Sale
Available Size	5,092 to 10,184 sq ft / 473.06 to 946.12 sq m
Rent	Rent on application
Price	Price on application
Rates Payable	£52,256 per annum based on 2023 Valuation
Rateable Value	£92,000
EPC Rating	C (63)

Key Points

- For Sale / To Let
- Detached 2 storey office building with 42 car parking spaces
- Potential to split / sub-divide
- Well located at southern end of Swansea Enterprise Park
- Available April 2026

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Price	Price on application
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Rateable Value	£92,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (63)

Description

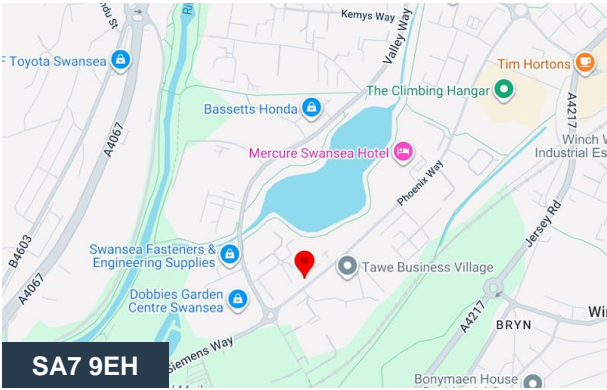
Thanet House is a modern detached 2-storey office building with 42 car parking spaces.

Location

Swansea is the second largest city in Wales and is located in the historic county of Glamorgan on the south coast of Wales. The property is situated on the Swansea Enterprise Park, in an attractive lakeside setting on the north side of Phoenix Way and close to its junction with Valley Way in an established office location. Occupiers close by include Morgan LaRoche Solicitors, JCP Solicitors, HM Land Registry amongst many others. Thanet House is located 3 miles from the M4 Motorway between junctions 44 and 47 and Swansea Rail Station is 2.5 miles providing services to Cardiff Central (fastest journey 52 minutes) and London Paddington. Both Phoenix Way and Valley Way are bus routes with regular services to the city centre and surrounding area.

Specification

- Recessed lighting
- Suspended ceilings
- Lift
- 1st floor primarily open plan
- Ground floor mix of cellular / meeting rooms and open plan areas
- Potential to sub-divide on a floor by floor basis



Viewing & Further Information



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