



Unit 3, Clos Llyn Cwm,, Swansea Enterprise Park, Swansea, SA6 8QP

Industrial / Warehouse To Let

Summary

Tenure	To Let
Available Size	21,662 sq ft / 2,012.47 sq m
Rent	£120,000 per annum
Rates Payable	£39,902 per annum Based on 2023 Valuation
Rateable Value	£71,000
EPC Rating	Upon enquiry

Key Points

- Prime commercial location less than 3 miles from the M4 and City Centre
- Minimum eaves height 5.6 metres
- 2 No. level roller shutter doors
- Integral office and welfare accommodation.
- Detached portal frame building on a self-contained site
- Maximum eaves height 7.2 metres
- Large yard area / car parking
- Suitable for B1 uses / research and development / pharma.

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Summary

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Rent	£120,000 per annum
Rates Payable	£39,902 per annum Based on 2023 Valuation
Rateable Value	£71,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

High quality business unit with offices and full height warehouse accommodation. Detached unit on a self-contained site.

Location

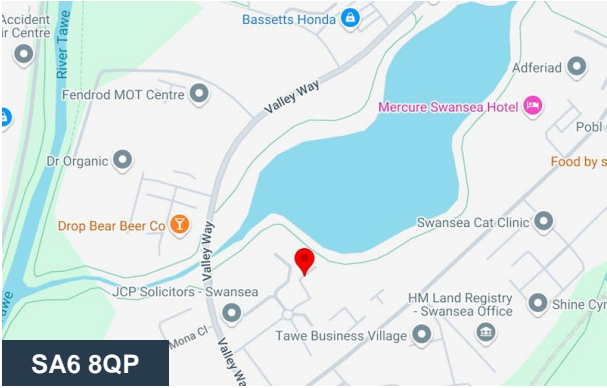
The property is located on Swansea Enterprise Park approximately 3 miles North of Swansea city centre and 3 miles South of Junction 45 of the M4 motorway. Occupiers in the area include Royal Mail, Lyte Ladders, Dobbies Garden Centre, and SELCO. Swansea is the second largest city in Wales with a local population in Wales with a local population of 238,500 (2021 Census) and a catchment of 700,000 within the Swansea Bay City Region. Major investment and expansion has continued within Swansea's higher education sector with both Swansea University and University of Wales Trinity St Davids with new campus and facilities being developed recently. Swansea has a regular mainline rail service to London Paddington.

Specification

- Self-contained site
- Detached portal frame building.
- Minimum eaves height 5.6 metres
- Maximum eaves height 7.2 metres
- 2 No. level roller shutter doors
- Large yard area / car parking
- Integral office and welfare accommodation.
- Suitable for B1 uses / research and development / pharma.
- Mains services

Terms

New Full Repairing & Insuring Lease available for a term of years to be agreed.



Viewing & Further Information



Henry Best
07738 960012
henry@jenkinsbest.com



Anthony Jenkins
07768 233919
anthony@jenkinsbest.com



Craig Jones
07867 393494
craig@jenkinsbest.com

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