

Unit C10 - Ashmount Business Park

Swansea Enterprise Park, Swansea, SA6 8QR

**Rees Richards
& Blyth**

commercial | residential | rural



TO LET

9,887 SQ FT
(918.53 SQ M)

£66,610 PER ANNUM

High quality
production/warehouse space
with integral two storey
offices with car parking and
a secure yard

- Modern detached unit
- Established modern Estate
- Clear span warehouse space
- Self contained secure yard and car parking
- 2 storey offices and boardroom

reesrichards.co.uk



Available Size	9,887 sq ft
Rent	£66,610 per annum
Rates Payable	£21,962.50 per annum Rates payable are for 26/27
Rateable Value	£43,750
VAT	Applicable
EPC Rating	C (68)

A detached modern production/warehouse unit with two storey integral offices. Construction is of steel portal frame with facing brick/double skin UPVC cladding under a double skin UPVC sheet clad roof.

Roller shutter doors provide access to the warehouse space and also to the self contained rear yard.

Heating to the offices is electric storage heaters, while the warehouse space is heated gas fired suspended heaters.

Located on the established Amount Business Park which is one of Swansea’s premier commercial Estates.

It lies in the Northern sector of the Enterprise Park with many major commercial occupiers in close proximity.

Excellent access to the M4 unprovided with J44 &J45 close by.

Name	sq ft	sq m	Availability
Ground - Warehouse	5,779	536.89	Available
Ground - Ground Floor Stores	672	62.43	Available
Ground - Ground Floor Offices	2,040	189.52	Available
Mezzanine - Mezzanine	781	72.56	Available
1st - First Floor Offices	615	57.14	Available
Total	9,887	918.54	

- Clear span warehouse space
- Two storey integral offices with boardroom
- Roller shutter door access to unit and yard
- Electric heating to offices
- Gas fired suspended heating units to warehouse
- 8 dedicated car parking spaces plus communal facility.
- Self contained yard area with palisade fencing

The property is available by way of a sub-lease or assignment, current lease expires 21.08.2028.

Alternatively a new lease can be negotiated directly with the landlord, on terms to be agreed

Passing rent - £66,610 excl per annum



Viewing & Further Information



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