



Unit 6 J Shed, King's Road, Swansea, SA1 8PL

High Quality Office/Residential Suite With Marina Views.

The unit benefits from an open plan layout with an additional mezzanine level.

Summary

Tenure	To Let / For Sale
Available Size	969 sq ft / 90.02 sq m
Rent	£11,500 per annum
Price	Offers in the region of £175,000
Service Charge	£3,500 per annum
Rates Payable	£5,620 per annum Based on 23/24 Valuation
Rateable Value	£10,000

Key Points

- To Let: £11,500 per annum
- Long leasehold interest for sale
- Live/work accommodation
- Pleasant location
- Grade II listed building
- Dockside Views

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EPC Rating	EPC exempt - Listed building

Description

The property fronts on to Kings Road and is adjacent to the pedestrian Sail Bridge linking the SA1 development to Swansea city centre. To the rear of this suite is the 100 acre Prince of Wales dock which is at the heart of this major redevelopment.

The Live/Work accommodation itself is open plan spanning across two floors and benefits from a circular staircase between the levels, mezzanine bedroom/office, kitchen, living room/office and bathroom. Double doors to a Juliet balcony offer views over the dock.

Location

Suite 6 is located within a Grade II listed building which was previously used as a granary warehouse before its current conversion. J-Shed is situated on prestigious, high profile SA1 Swansea Waterfront Development.

Situated approximately 1 mile from Swansea city centre and 4 miles to the west of Junction 42 of the M4 motorway. The office suite looks out over the Prince of Wales Dock. The property has the added attraction of being located within a large residential area.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	969	90.02	Available
Total	969	90.02	

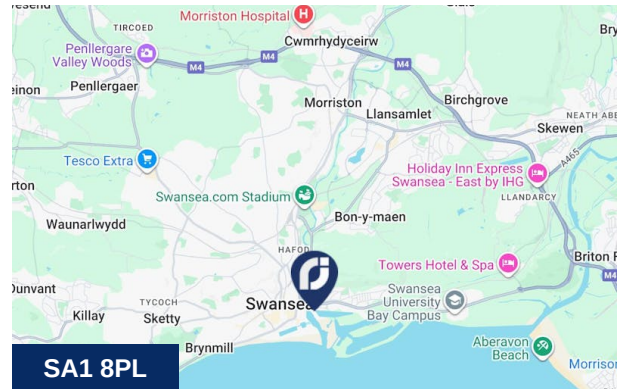
TENURE

The suite is available on a new under lease, terms to be negotiated.

Our client's leasehold interest with over 100 years remaining is offered with vacant possession for an asking price of £175,000.

Vat & Service Charge

Please note there is a service charge applicable for this property. All figures exclusive of VAT, where applicable.



Viewing & Further Information



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