

Unit 4D Cwm Road

Swansea, SA1 2AY

**Rees Richards
& Blyth**

commercial | residential | rural



TO LET

307 TO 703 SQ FT

(28.52 TO 65.31 SQ M)

£450 - £500 PER MONTH

Refurbished First Floor Offices

- Refurbished First Floor Office Suites
- Shared W.C & Kitchen Facilities
- Secure Keypad Entry
- On Street Parking
- Convenient Location
- Business Rates Exempt

reesrichardsblyth.co.uk

**Rees Richards
& Blyth**

commercial | residential | rural

Summary

Available Size	307 to 703 sq ft
Rent	£450 - £500 per month
Business Rates	Upon Enquiry
EPC Rating	C (70)

Description

A selection of refurbished first floor office suites available to let on flexible terms with on street car parking, ideally situated on the periphery of Swansea City Centre.

Location

The offices are situated within close proximity to local shops, public transport links and Swansea City centre. The property is also conveniently located for access to the M4.

Accommodation

Name	sq ft	sq m	Availability
1st - First Floor Office	307	28.52	Available
1st - Office 1	703	65.31	Available
Total	1,010	93.83	

Specification

- The property offers the following features:
- Laminate Flooring
- Vaulted Ceilings with Velux Windows
- Gas Central Heating
- Secure Keypad Entry
- Florescent Lighting
- Mix of Perimeter and Low Level Electric Sockets

Planning
We understand that the property currently benefits from B1 Offices planning consent for the previous uses.

We would encourage interested parties to make their own enquiries with the local planning authority in this regard, and to explore any potential change of use, if required.

Terms

- Flexible terms available, rent to include:
- Rent
- WIFI
- Water
- Gas
- Service charge
- Buildings Insurance

VAT

All prices, premiums and rents are quoted exclusive of VAT. Each party is responsible for their own legal costs incurred in any transaction.



SA1 2AY

Viewing & Further Information



Ceri Daniel
07827120389
ceri@bp2property.com



David Blyth MRICS
07966 752301
david@bp2property.com

In accordance with Anti Money Laundering requirements, we may be required to establish the identity and source of funds of all parties to any sale or leasehold transactions. The above information contained within this email is sent subject to contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 17/09/2026

