34A Orchard Street

Swansea, SA1 5AW

Rees Richards & Blyth
commercial | residential | rural



TO LET

10,742 TO 21,484 SQ FT
(997.96 TO 1,995.93 SQ M)

£11,250 - £25,000 PER ANNUM

Two open-plan floors of approximately 10,742 sq ft each, with mezzanine offices, in Swansea city centre.

- Prominent city centre location above Volcano Theatre, within an established creative and cultural cluster
- Two floors, each of approximately 10,742 sq ft, providing a total of 21,484 sq ft available individually or combined
- Mezzanine level to each floor providing additional office accommodation

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Summary

Available Size	10,742 to 21,484 sq ft
Rent	£11,250 - £25,000 per annum
Rates Payable	£31,375 per annum
Rateable Value	£62,500
VAT	Applicable. We are advised VAT is applicable to this transaction
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

The property comprises the first and second floors of a substantial three-storey building. Each floor provides approximately 10,742 sq ft of open-plan accommodation, arranged around a regular column grid and benefiting from a suspended ceiling with recessed lighting, perimeter heating and extensive glazing.

Each floor includes a mezzanine level providing further office accommodation, suitable for management offices, meeting rooms or quiet working areas. The configuration is well suited to a variety of occupiers, including creative industries, education and training users, co-working operators, and office or cultural occupiers, subject to the necessary planning consents. The floors may be let individually or together to form a single occupation of approximately 21,484 sq ft.

Location

The property is situated on Orchard Street in the centre of Swansea, in close proximity to Swansea railway station and the city's principal retail, leisure and transport facilities. The building adjoins Volcano Theatre, and the surrounding area offers a broad mix of retail, food and beverage and professional occupiers, together with public car parking, bus services and the wider Swansea Bay waterfront.

The city centre is the focus of significant ongoing investment, with a regeneration programme in excess of £1 billion either completed, under way or planned.

Accommodation

Name	sq ft	sq m	Rent
1st - First Floor	10,742	997.96	£13,750 /annum
2nd - Second Floor	10,742	997.96	£11,250 /annum
Total	**21,484**	**1,995.92**	

Specification

- First and second floor accommodation, each of approximately 10,742 sq ft
- Mezzanine office accommodation to each floor
- Open-plan layout with column grid
- Suspended ceiling with recessed lighting
- Perimeter glazing
- Perimeter radiator heating
- Carpeted flooring
- W.C facilities

Terms

Quoting Rent:
First Floor - £13,750 per annum
Second Floor - £11,250 per annum









SA1 5AW

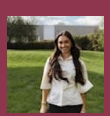
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