



Open Storage Land and Buildings, Langdon Road, Swansea, SA1 8QY

Well-located surfaced secure open storage yard in close proximity to Swansea City Centre.

Summary

Tenure	To Let
Available Size	0.80 Acres / 0.32 Hectares
Rent	£30,000 per annum
Service Charge	N/A
Rates Payable	£7,279 per annum
Rateable Value	£14,500
EPC Rating	EPC exempt - No building present

Key Points

- Warehouse with roller shutter
- Kitchen and w.c facilities
- Secure surfaced open storage land of 0.8 Acres
- Located in close proximity to Swansea City Centre
- Accessible to A483 (0.25 miles)

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Summary

Available Size	0.80 Acres
Rent	£30,000 per annum
Rates Payable	£7,279 per annum
Rateable Value	£14,500
Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	EPC exempt - No building present

Description

The property comprises an industrial warehouse and secure open storage land of approximately 0.8 acres. The property is portal frame construction and the unit benefits from LED lighting, kitchen and w.c facilities, a minimum eaves height of 3.08m and maximum eaves height of 4.04m, with a single up and over roller shutter door.

The land comprises a level, surfaced, fenced area in close proximity to Swansea City Centre.

Location

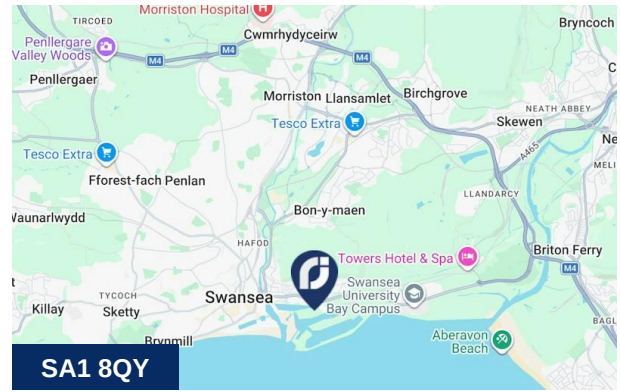
The property is accessed just off Langdon Road with direct link to the A483, providing access to Swansea City Centre, Neath Valleys and junction J42 of the M4 Motorway. Surrounding occupiers include Greggs, Starbucks, McDonalds, Sinclair Car Garages, and Swansea Driving Test Centre.

Viewings

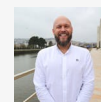
Strictly by prior appointment via the sole agents RJ Chartered Surveyors.

Terms

The site is available by way of a new Lease - period to be agreed.



Viewing & Further Information



James Smale-Davies

07792504174

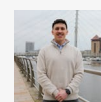
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