



TO LET

301 SQ FT
(27.96 SQ M)

£500 PER MONTH RENT IS
INCLUSIVE OF SERVICE
CHARGE AND UTILITIES

All Inclusive, Modern Office
Suite within the £30 million
Urban Village Development

- Contemporary Modern Fit-Out
- Zero Business Rates (subject to SBRR)
- Building is in Close Proximity to Swansea Central Station
- Creative Sector Specific
- Dedicated Concierge Reception
- Flexible Terms for immediate Occupation

Summary

Available Size	301 sq ft
Rent	£500 per month Rent is inclusive of service charge and utilities
Rates Payable	£1,857.40 per annum This property is business rates exempt once SBRR is applied.
Rateable Value	£3,700
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

A rare opportunity to occupy a self-contained, contemporary office suite within The Creative Cluster — one of three award-winning commercial buildings forming the acclaimed £30 million Urban Village development on Swansea High Street.

Suite B occupies the mezzanine level and presents a light-filled, open-plan workspace that has been finished to a high standard throughout. The suite benefits from two aspect windows overlooking the courtyard, providing an engaging and productive working environment, with shared kitchen and W.C facilities. suitable for up to 6 workstations

The Creative Cluster is home to a community of forward-thinking businesses including Marine Power Systems, AD Marketing, Beacon Cymru and Asbri Planning, making this an ideal base for creative, digital and professional services occupiers seeking a high-quality address within a collaborative setting.

*CGIs are for illustration purposes only.

Location

Urban Village occupies a prominent position on Swansea High Street, placing occupiers within a short walking distance of Swansea city centre and Swansea Central Railway Station — one of Wales's principal transport hubs, with direct services to Cardiff, Bristol and London Paddington.

The immediate vicinity offers an extensive range of retail, hospitality and leisure amenities, including Five Guys, Nando's, Wagamama, Loungers and Slug & Lettuce, providing excellent options for team lunches, client entertaining and after-work social occasions.

Specification

- Modern Open-Plan Layout
- Secure Fob Entry System and Concierge Reception Facility
- Shared Kitchen and WC Facilities
- Shared Balcony Access
- Bookable Meeting Rooms
- Secure cycle storage

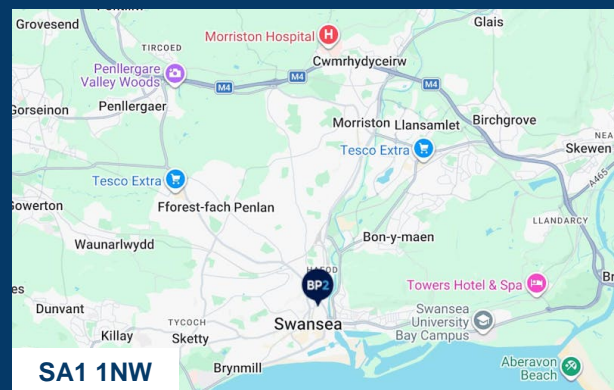
Terms

Asking Rent - £500 pcm

The rent is inclusive of service charge and utilities

Insurance

The Landlord is responsible for insuring the property, this is re-charged to the Tenant, current payment is £80.12 per annum.



Viewing & Further Information



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