

Urban Village, 2nd Floor Offices

Suite C, High Street Swansea, SA1 1NW

BP2

Commercial Property
& Development Land



TO LET

1,778 SQ FT
(165.18 SQ M)

£20,000 PER ANNUM

Grade A City Centre Office Suites

- Grade A Office Suites
- Air Conditioning
- Passenger Lift
- Concierge Reception
- Car Parking
- Flexible Terms

Summary

Available Size	1,778 sq ft
Rent	£20,000 per annum
Rates Payable	£10,224 per annum
Rateable Value	£18,000
Service Charge	£3,732.78 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (33)

Description

A fantastic opportunity to occupy this modern Grade A office building, offering the remaining suite which provides 1,778 sq ft of air conditioned space and car parking.

The Urban Village development is in the heart of major regeneration works ongoing on Swansea's High Street.

Urban Village is home to many professional occupiers to include Beacon Group, Asbri Planning, Crossing Point, Access Training UK, Ever Nimble, Marine Power Systems plus a cluster of Creative and Tech businesses.

Location

The Urban Village development is located on Swansea High Street and benefits from a very short walk to Swansea city centre and Swansea Central Railway Station, which offers direct services to Bristol, Cardiff and London.

The building is in close proximity to Swansea City Centre which offers a range of retail and leisure operations, including Las Iguanas, Turtle Bay, Five Guys, Nando's, Coffee One, Zara & Slug and Lettuce.

The M4 is easily accessible approximately 3 miles to the East via Fabian Way.

Specification

The property benefits from the following features:

- Modern Open-Plan Layout
- Newly Refurbished
- Secure Fob Entry System
- Concierge Reception Facility
- Air Conditioning
- Showers and W.C Facilities
- Raised Access Flooring

Terms

Suite 1: LET

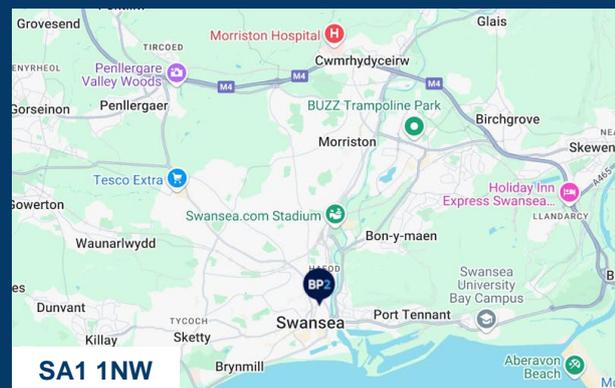
Suite 2: LET

Suite 3: £20,000 per annum excl.

Insurance

The Landlord is responsible for insuring the building, this is re-charged to the Tenant, the current payment is £449.78 per annum

The Tenants are responsible for all other insurances related to their business.



Viewing & Further Information



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