



# BP2

Commercial Property  
& Development Land

## Venue One, 995a, Carmarthen Road, Fforestfach, SA5 4AE

Leisure To Let | £2,000 - £22,000 per annum | 86 to 6,634 sq ft

Workspace, creative hub, showroom, studio, gym or medical uses, with large car park.

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### Summary

- Rent: £2,000 - £22,000 per annum
- Business rates: The property has 5 separate assessments, details available upon request.
- VAT: Not applicable
- Legal fees: Each party to bear their own costs

### Further information

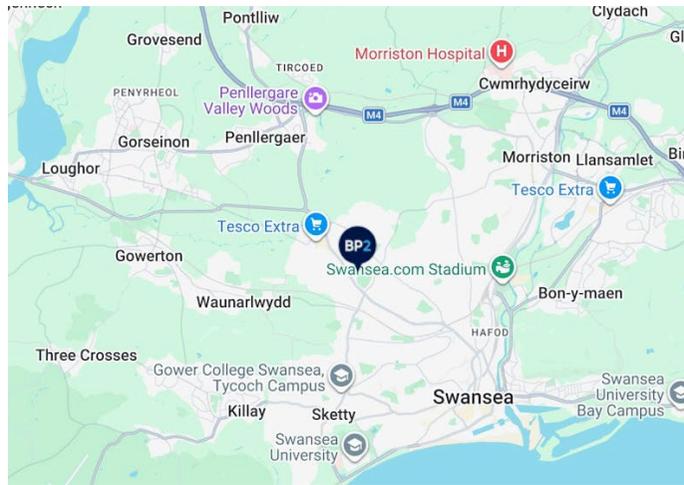
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- [Watch a video](#)
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### Contact & Viewings

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### Key Points

- Landmark Site with Instant Presence
- Flexible Space To Let - Whole or Sub-Divide
- Suitable for a variety of uses - STP
- Large Rear 50 Space Car Park / Yard Area
- Customer W.C Facilities
- Direct Access to M4 Motorway via Carmarthen Road

### Terms

The space is available on Internal Repairing and Insuring Terms (IRI). The quoting rents includes building maintenance and cleaning of the common parts. The spaces can be combined to suit larger requirements if required.

Insurance and utilities will be re-charged on a pro-rata basis, although some units will be separately sub-metered.

Tenant to be responsible for Business Rates if applicable.

### Description

A prominent, fully refurbished commercial building offering standout roadside presence. The property offers a variety of adaptable spaces suitable for various uses including a studio theatre, mirrored rehearsal rooms, café space, meeting/office areas, studio and showroom space.



The building offers a large 50 space communal car park accessed directly from Carmarthen Road.

### Location

The property is located on Carmarthen Road which is the main arterial route in to Swansea City Centre with direct access to the M4 motorway.

Occupiers within the two large retail parks and include M&S, Tesco, Aldi, Caffè Nero, Costa, Home Bargains, Dunelm, B&M and Hobbycraft.

### Specifications

- Glazed Frontage
- Fully Fitted Studio Theatre
- Mirrored Rehearsal/Dance Studios
- Fully Fitted Cafe/Restaurant
- Open Plan & Cellular Offices
- Modern Retail/Office Space
- Separate Staff Kitchen & W.C Facilities
- Customer W.C Facilities

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## Accommodation

Name	sq ft	sq m	Rent
Lower Ground - Studio/Gym/theatre	1,868	173.54	£22,000 /annum
Lower Ground - Room 2	302	28.06	£5,000 /annum
Lower Ground - Room 3	186	17.28	£3,500 /annum
Lower Ground - Room 4	187	17.37	£3,500 /annum
Lower Ground - Room 5	86	7.99	£2,000 /annum
Ground - Showroom/Studio	380	35.30	£6,000 /annum
Ground - Showroom/Offices	527	48.96	£8,000 /annum
Ground - Cafe	896	83.24	£18,000 /annum
Ground - Self Contained Offices	793	73.67	£12,000 /annum
1st - Studio/Office	705	65.50	£12,000 /annum
1st - Studio/Offices	704	65.40	£12,000 /annum
<b>Total</b>	<b>6,634</b>	<b>616.31</b>	



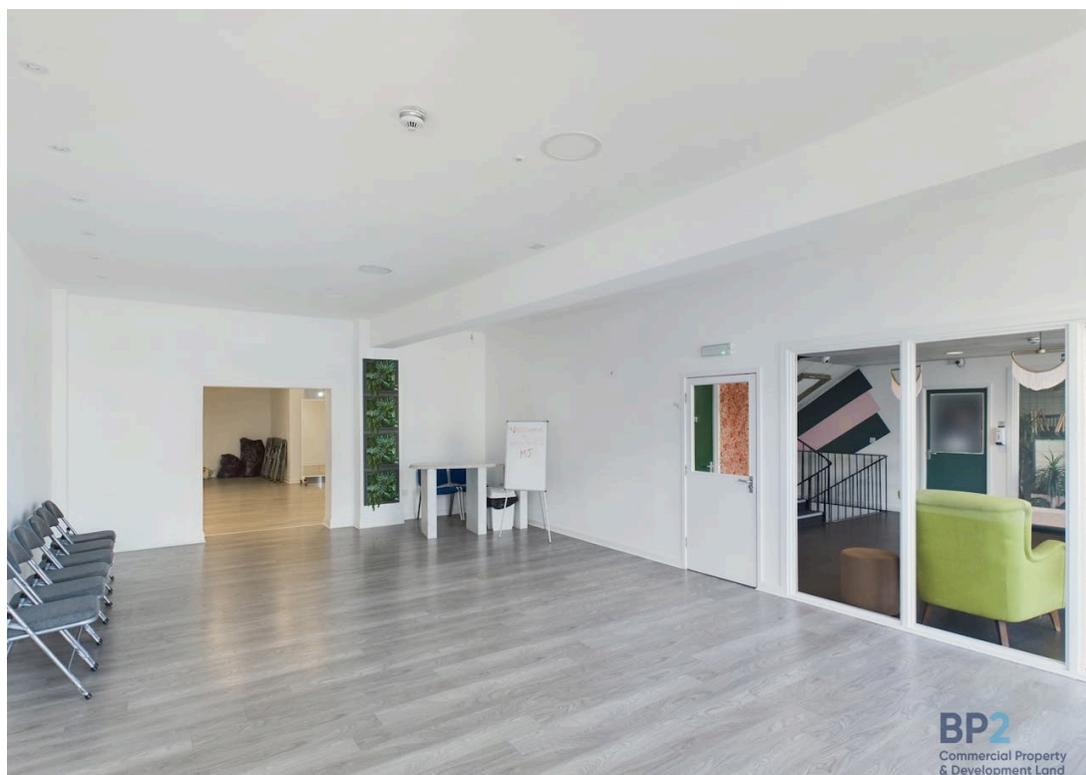
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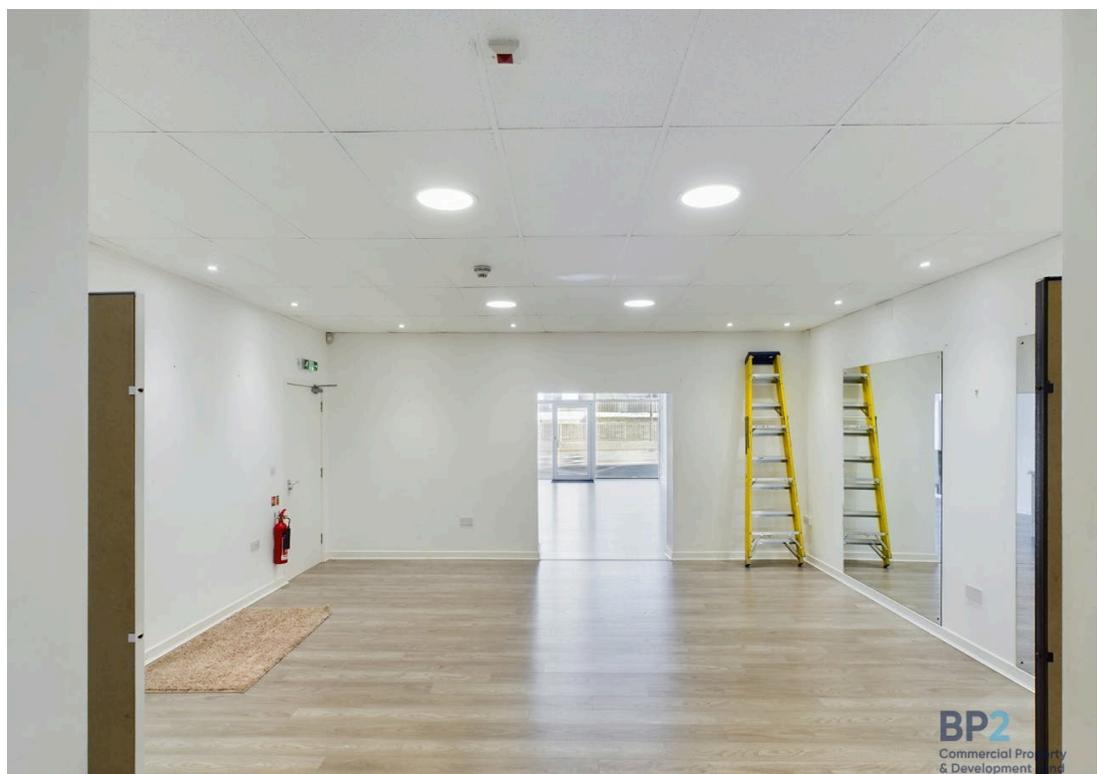


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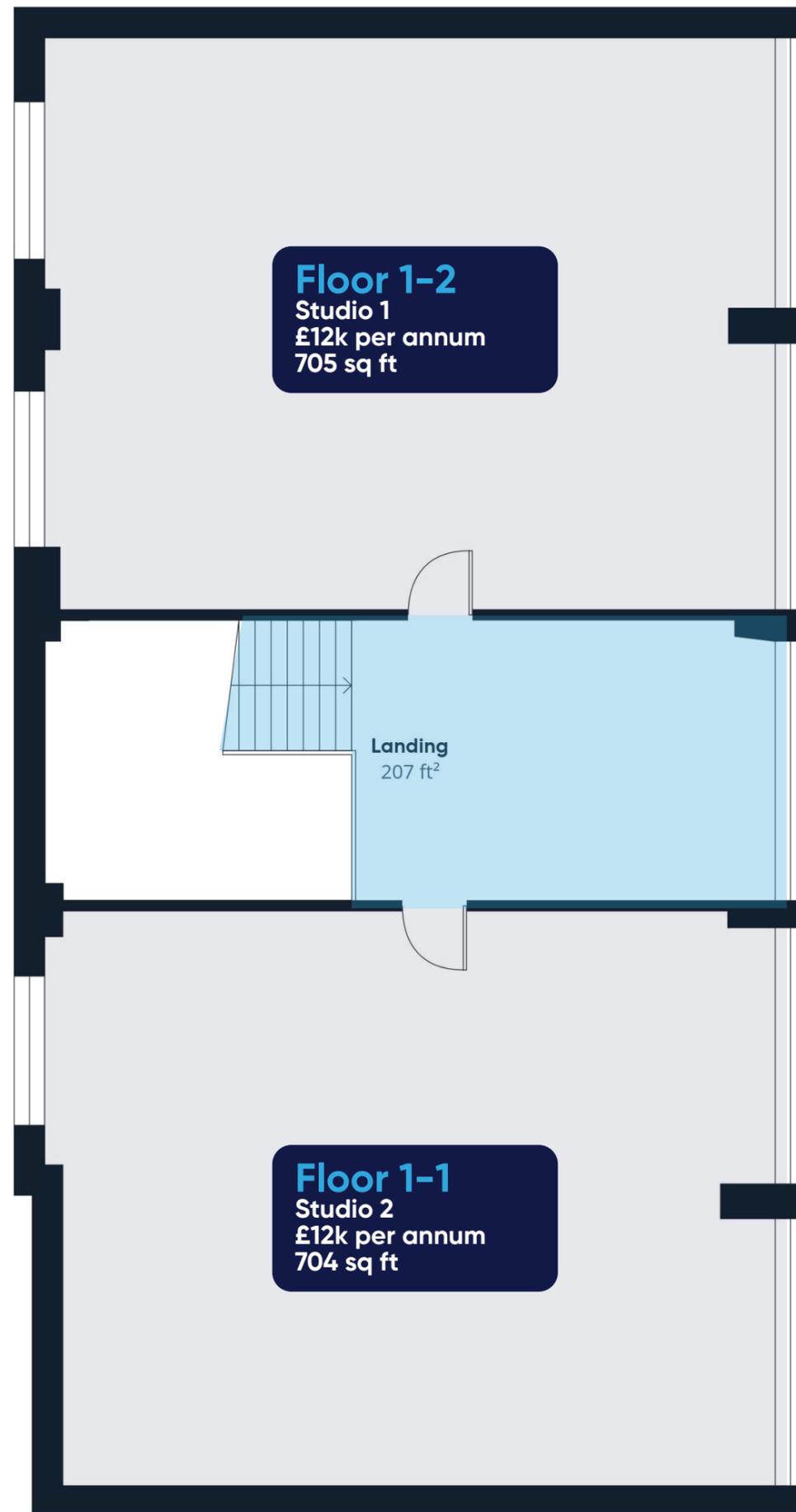






Floor 0





Floor 2