



TO LET

377 SQ FT
(35.02 SQ M)

£1,000 PER MONTH

Prime waterfront office with parking, available immediately on an all inclusive basis

- Prime waterfront, Marina location
- Modern office fit out
- All inclusive rent
- 2 dedicated parking spaces
- Ready for immediate occupation

Summary

Available Size	377 sq ft
Rent	£1,000 per month
Business Rates	The property is 100% exempt from business rates under the Small Business Rates Relief scheme.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

A modern, self-contained office suite situated within the NETBOP Building on Trawler Road, in the highly desirable Maritime Quarter of Swansea. Extending to approximately 377 sq ft, the accommodation is presented to a high standard and benefits from shared W.C. and kitchen facilities. The premises are available for immediate occupation on an all-inclusive rental basis.

The suite is well suited to start-ups, professional consultants, small enterprises, or organisations seeking a satellite office. The accommodation offers a turnkey solution, enabling occupiers to commence operations with minimal delay.

Flexible and cost-effective office accommodation within one of Swansea’s most vibrant commercial areas.

Location

The property is located on Trawler Road in the Maritime Quarter, one of Swansea’s most attractive mixed-use waterfront districts. The area sits between Swansea Marina and the beachfront, offering an appealing coastal setting with excellent access to cafés, restaurants, leisure facilities and the city centre.

The Maritime Quarter is well-connected, with good road links from the M4 and convenient access to public transport. Swansea city centre, the SA1 Waterfront, and the main retail and business districts are all within close proximity.

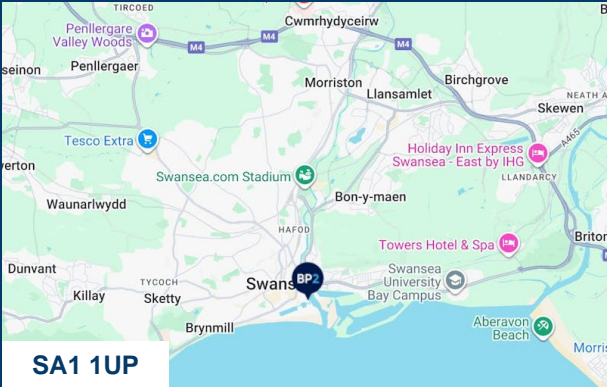
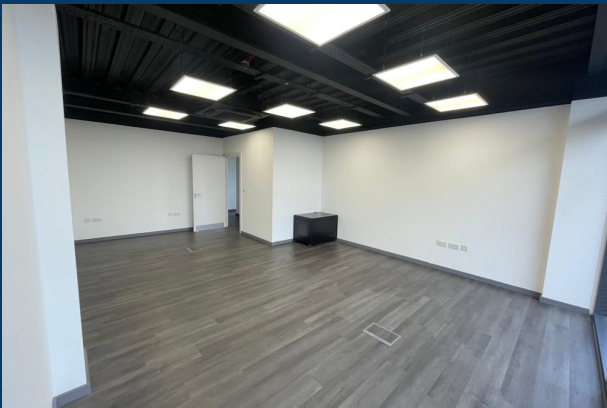
The location provides the advantages of a central urban setting combined with the amenities of the waterfront environment, including marina walks, cafés, and a range of nearby services, together with good connectivity to the wider city and transport network.

Specification

- Glazed Frontage
- LED Lighting
- Laminate Flooring
- W.C Facilities
- Shared Kitchen Facilities

Terms

£12,000 per annum inclusive of rent, service charge and utilities.



Viewing & Further Information



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