

OFFICE TO LET

Weighbridge House, Kemys Way
Swansea Enterprise Park,
Swansea,
SA6 8QF

2,316 sq ft
(215.16 sq m)



[View online](#)

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Weighbridge House, Kemys Way, Swansea Enterprise Park, Swansea, SA6 8QF



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Availability

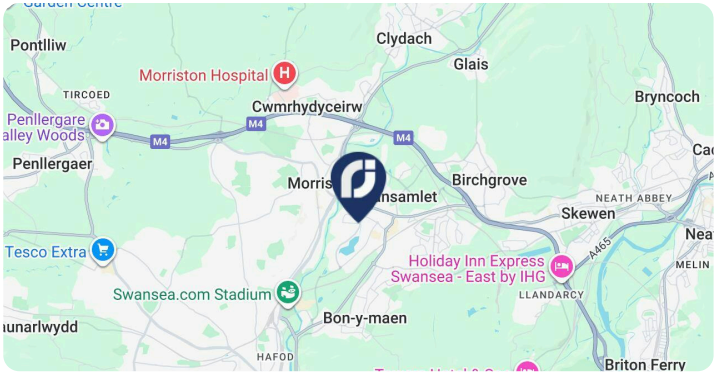
Name	Sq ft	Sq m	Availability
Ground - Accomodation	1,146.58	106.52	Available
1st - Accomodation	1,170.80	108.77	Available
Total	2,317.38	215.29	

Specifications & Features

- Prominent Roadside Location
- Dedicated Car Parking for 10+ Cars
- Located On Swansea Enterprise Park
- Existing D1 use but suitable for a range of uses, subject to planning.

Further Information

- [View On Website](#)



Location

The premises are located along Kemys Way within the established trading location of Swansea Enterprise Park. The M4 Motorway (J44-45) is within 2 miles from the subject premises, while Swansea City Centre is 3 miles south. Additional road links include the main A48, A4067 and the A4217.

DESCRIPTION

The property comprises a self-contained office building, previously used as a veterinary surgery, situated within Swansea Enterprise Park. The property is a two-storey detached building arranged internally to provide a series of cellular rooms suitable for office or surgery use. The accommodation includes suspended ceilings with recessed fluorescent lighting, UPVC double-glazed windows, kitchen facilities, WCs, and gas central heating throughout. Externally, the property benefits from prominent frontage onto Valley Way and offers generous on-site parking for approximately 10 or more vehicles.

TERMS

Available by way of a new lease for a term of years to be agreed.

RENT

£16,000 per annum



AVAILABILITY

Available Immediately

BUSINESS RATES

Rateable Value: £11,500
Rates Payable: £6,532 per annum

LEGAL COSTS

Each party to bear their own costs

EPC

E

VAT

Not applicable

INSURANCE

n/a

LEASE TERMS

New Lease

Contact Us



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OUR OFFICES

Swansea: Find us on Google Maps
Our postcode is SA1 8AS

Cardiff: Find us on Google Maps
Our postcode is CF3 5EA