



FOR SALE

6,493 SQ FT
(603.22 SQ M)

£370,000

Part income producing investment opportunity, within an established commercial location offering easy access to Swansea and the M4.

- Versatile accommodation suitable for a range of uses (subject to planning)
- Part income-producing with opportunity to enhance rental return
- Low Capital Value (£5.6 per sq ft)
- On-site car parking
- Asset Management Opportunity

Summary

Available Size	6,493 sq ft
Price	£370,000
Business Rates	Upon Enquiry
VAT	Applicable. The property is elected for VAT. We understand that the sale can be treated as Transfer of a Going Concern and the VAT can be disapplied at the point of sale.
Legal Fees	Each party to bear their own costs
EPC Rating	E (113)

Description

We are pleased to offer for sale, County House. A prominent office and light industrial property located within the established Plasmarl Industrial Estate, Swansea. The building comprises a modern two-storey detached property providing a combination of office accommodation and light industrial space.

The property presents a rare opportunity to acquire a part income-producing long leasehold investment with vacant possession of part, offering both immediate income and asset management potential.

the first floor has recently been refurbished and let in its entirety. The ground floor presents an opportunity for asset management.

Location

The property is situated on Beaufort Road, within the well-established Plasmarl Industrial Estate, approximately 2 miles north of Swansea city centre and less than 1 mile from Junction 45 of the M4 motorway.

The area benefits from strong transport connectivity and proximity to a range of commercial occupiers, such as Days Motor Park, BlueBay Medical Systems, DGS Group PLC and Howdens Joinery ensuring continued occupational demand.

Accommodation

Floor/Unit	Description	Building Type	Size	Rent	Availability
Ground	Ground Floor	Office	2,407 sq ft	-	Available
Ground	Comex IT Ltd	Office	729 sq ft	£6,252 /annum	Let
1st	AD Carbon Solution Ltd	Office	3,357 sq ft	£30,000 /annum	Let

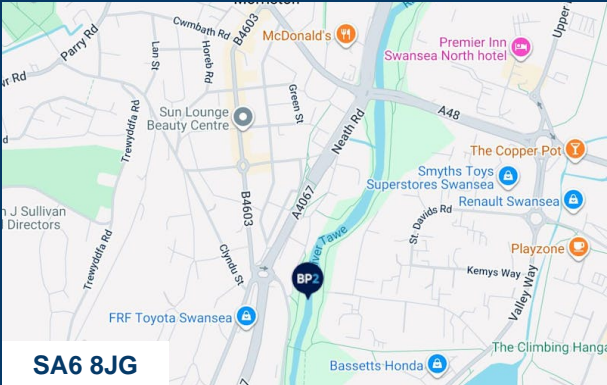
Specification

- Mixture of open-plan and cellular offices
- Electric heating
- Suspended ceilings and glazed partitioning
- Passenger lift (not tested)
- Staff kitchen, shower & W.C facilities
- 20 dedicated on-site parking spaces

Tenure

The Long Leasehold Tenure is for sale, with approx 83 years at a ground rent of £6,000 per annum.

The property is currently let to AD Carbon Solutions Ltd and Comex I.T Ltd producing a headline rent of £36,252 per annum.



Viewing & Further Information



Ceri Daniel
07827120389
ceri@bp2property.com



David Blyth MRICS
07966 752301
david@bp2property.com

Henry Best (Jenkins Best)

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There is potential to increase the annual rent upwards to circa. £52,000 per annum.

Copies of leases and further information available upon request.

Video

- Virtual Tour - <https://tour.giraffe360.com/1615e18835f445b597100f2bd66e2cba>

