



## Unit 10, Cambrian Court, Swansea, SA6 8PZ

Newly refurbished light industrial unit To Let

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	2,085 sq ft / 193.70 sq m
<b>Rent</b>	£18,500 per annum
<b>Service Charge</b>	£2,579 per annum
<b>Rates Payable</b>	£7,668 per annum
<b>Rateable Value</b>	£13,500
<b>EPC Rating</b>	D

### Key Points

- Newly refurbished light industrial unit.
- Good Parking Provision
- Close Proximity to M4 Motorway (J44-45)
- Located on the established Swansea Enterprise Park

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VAT	Applicable
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## Description

The property comprises a newly refurbished end of terrace light industrial warehouse. The unit is of portal frame construction with coated profile steel cladding above external cavity brickwork to a height of 2m.

The unit offers an internal office space, WC, and kitchen facilities with 3-phase electricity. The unit further benefits from LED lighting, a minimum eaves height of 5.9 m and maximum eaves height of 6.2 m, single up and over roller shutter door, measuring 4 m x 4.6 metres.

## Location

The premises is located along Ferryboat Close with 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.

## Accommodation

The accommodation comprises the following areas:

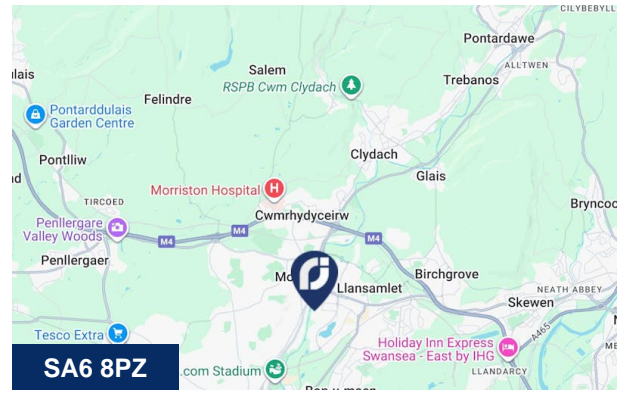
Name	sq ft	sq m
Ground - Workshop	1,832	170.20
Ground - Office	252.95	23.50
<b>Total</b>	<b>2,084.95</b>	<b>193.70</b>

## Viewings

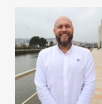
Strictly by prior appointment via the appointed agents RJ Chartered Surveyors

## Terms

Unit 10 is available by way of a new full repairing and insuring Lease for a term of years to be agreed.



## Viewing & Further Information



**James Smale-Davies**

07792504174

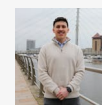
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