

**LONG LEASEHOLD OFFICE  
FOR SALE**

**Ground Floor Suite 6**

Ethos  
Kings Road, Swansea,  
SA1 8AS

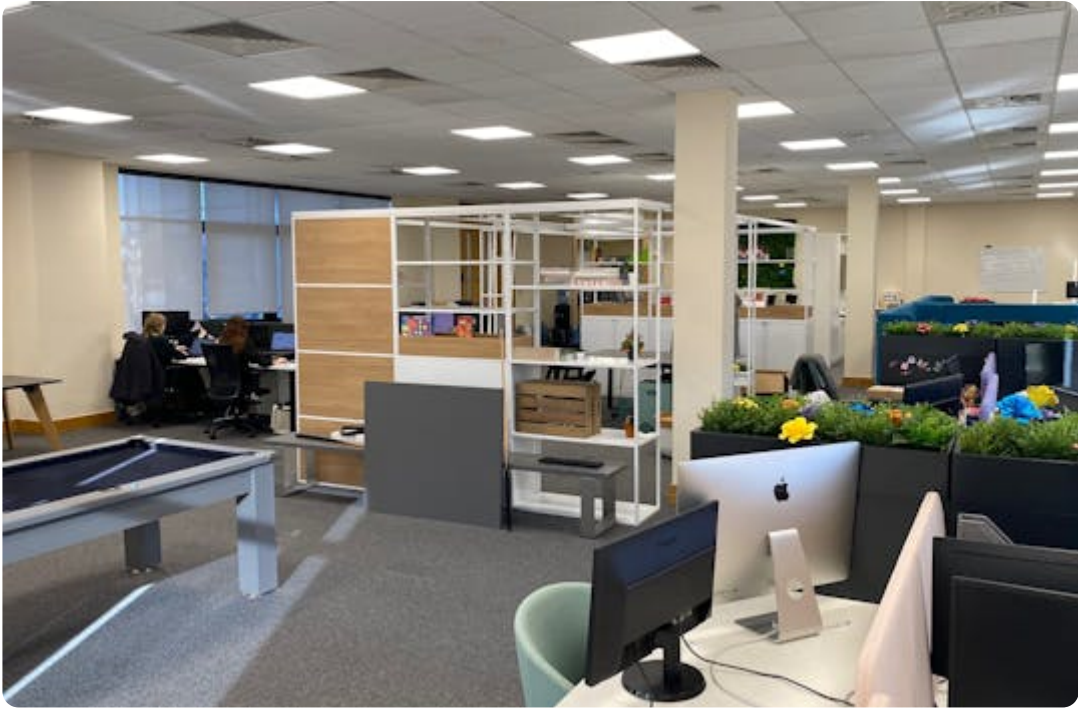
2,731 sq ft  
(253.72 sq m)

 [View online](#)

01792 648809 | 02921 660010  
[www.rjcharterdsurveyors.co.uk](http://www.rjcharterdsurveyors.co.uk)



Ground Floor Suite 6



Ground Floor Suite 6



## Availability

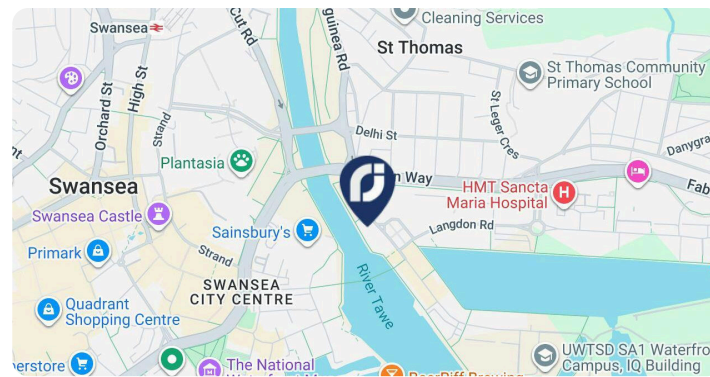
Name	Sq ft	Sq m
Ground - Suite 6	2,731	253.72
<b>Total</b>	<b>2,731</b>	<b>253.72</b>

## Investment Summary

- Long Leasehold office suite investment occupying a prominent waterside location
- Located in the SA1 waterfront development with direct transport links into Swansea City Centre and M4 Corridor via Fabian way
- Single Let to Crunch Simply Digital LTD on a 5 year FRI lease from 17th January 2022 expiring 16th January 2027.
- Rent passing of £38,235 per annum.
- Long Leasehold interest of 999 years for sale from 2008, Peppercorn rent
- Office suite includes 6 designated car parking spaces

## Further Information

- [View On Website](#)



## Location

Located within the Ethos building and the SA1 Waterfront development, on the edge of Swansea City Centre and approximately four miles to the west of junction 45 of the M4 Motorway.

The Ethos building fronts onto Kings Road, overlooks the city and river to the rear and has a prominent position within the waterfront development.

## DESCRIPTION

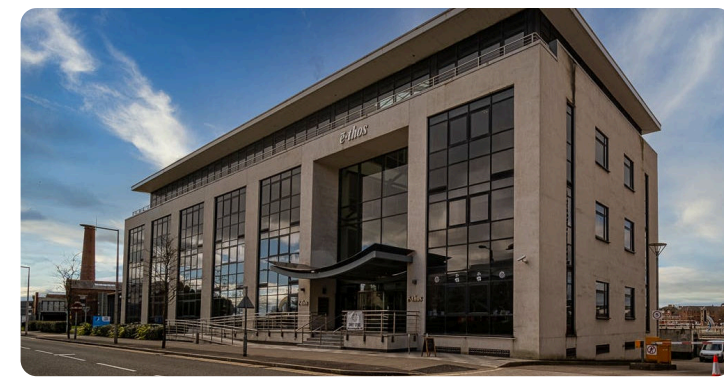
Ethos is one of Swansea's leading office developments which is a detached four storey purpose-built office building and comprises the following specification: -  
Underground carpark & bike racks - Shared W.C Facilities - Passenger lift - Communal reception area - Meeting and conference rooms - Breakout rooms - Visitor parking - Cafe - Terrace

## TENANCY INFORMATION

The Suite is let to Crunch Simply Digital at a rent of £38,235 per annum on a full repairing and insuring lease by way of service charge for a term of 5 years from 17th January 2022.

## TENURE

Long Leasehold subject to occupational leases.



## PRICE

Offers in the region of £450,000

## BUSINESS RATES

Rateable Value: £35,250

Rates Payable: £20,022 per annum

## LEGAL COSTS

Each party to bear their own costs

## EPC

B (37)

## VAT

Applicable

## Contact Us



**James Smale-Davies**

07792504174 | james@rj-cs.co.uk



**Liam Slater**

07707855407 | liam@rj-cs.co.uk



## OUR OFFICES

[Swansea: Find us on Google Maps](#)  
Our postcode is SA1 8AS

[Cardiff: Find us on Google Maps](#)  
Our postcode is CF3 5EA