



BP2

Commercial Property
& Development Land

Creative Cluster, Urban Village, High Street, Swansea, SA1 1NW

Office To Let | £28,000 per annum | 2,424 sq ft
Top Floor, Creative Cluster, High Street

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Summary

- Rent: £28,000 per annum
- Business rates: £15,052 per annum
- Service charge: £6,953.83 per annum and Insurance £665.35 per annum
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: A (25)
- Lease: New Lease

Further information

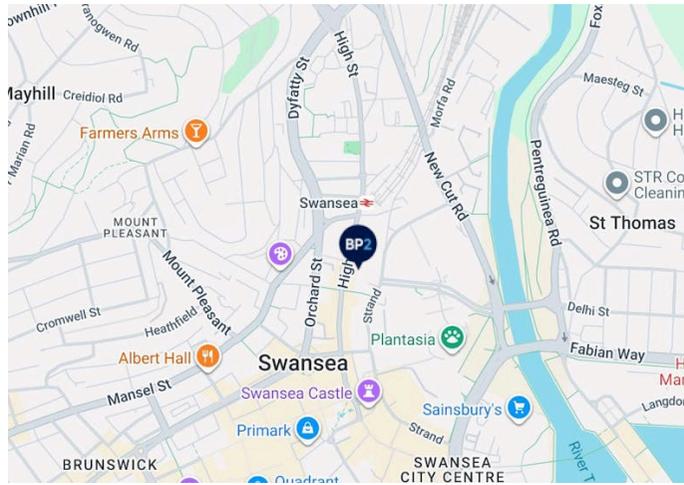
- [View details on our website](#)
- [Watch a video](#)
- [View Microsite](#)

Contact & Viewings

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Key Points

- Grade A Office Space
- Vaulted Ceiling
- Quality Fit-Out including Meeting Rooms
- Concierge Reception
- Passenger Lift & Secure Fob Entry System
- 3 Parking Spaces
- Close proximity to Swansea Central Train Station

Description

A rare opportunity to occupy a self-contained top floor office suite within the highly sought-after Urban Village development, the heart of Swansea's creative and business community. Finished to a high standard and benefitting from excellent natural light, this space is ideal for growing professional, creative or technology businesses.

Urban Village is home to many professional occupiers to include Beacon Cymru, Asbri Planning, Marine Power Systems plus a cluster of Creative and Tech businesses.



Location

The Urban Village development is located a very short walk to Swansea city centre and Swansea Central Railway Station, which offers direct services to Bristol, Cardiff and London.

The M4 is easily accessible approximately 3 miles to the East via Fabian Way

Swansea City Centre offers a range of retail and leisure operations, including Las Iguanas, Turtle Bay, Five Guys, Nando's, Coffee One, Slug and Lettuce.

Specifications

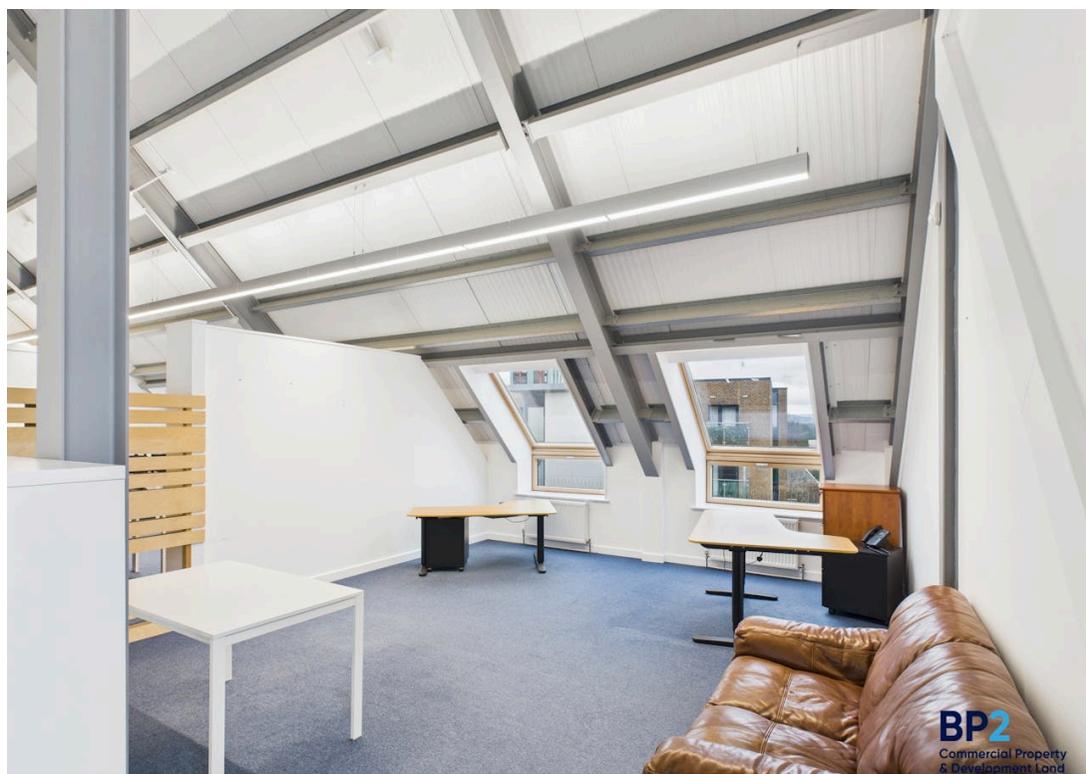
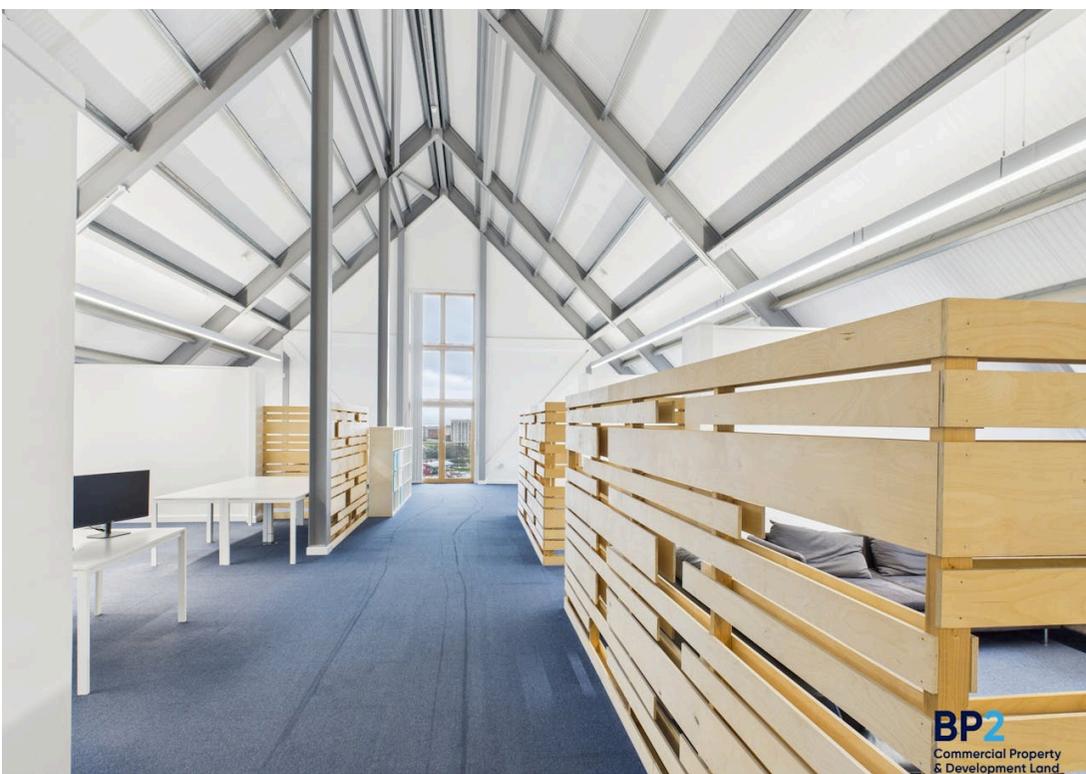
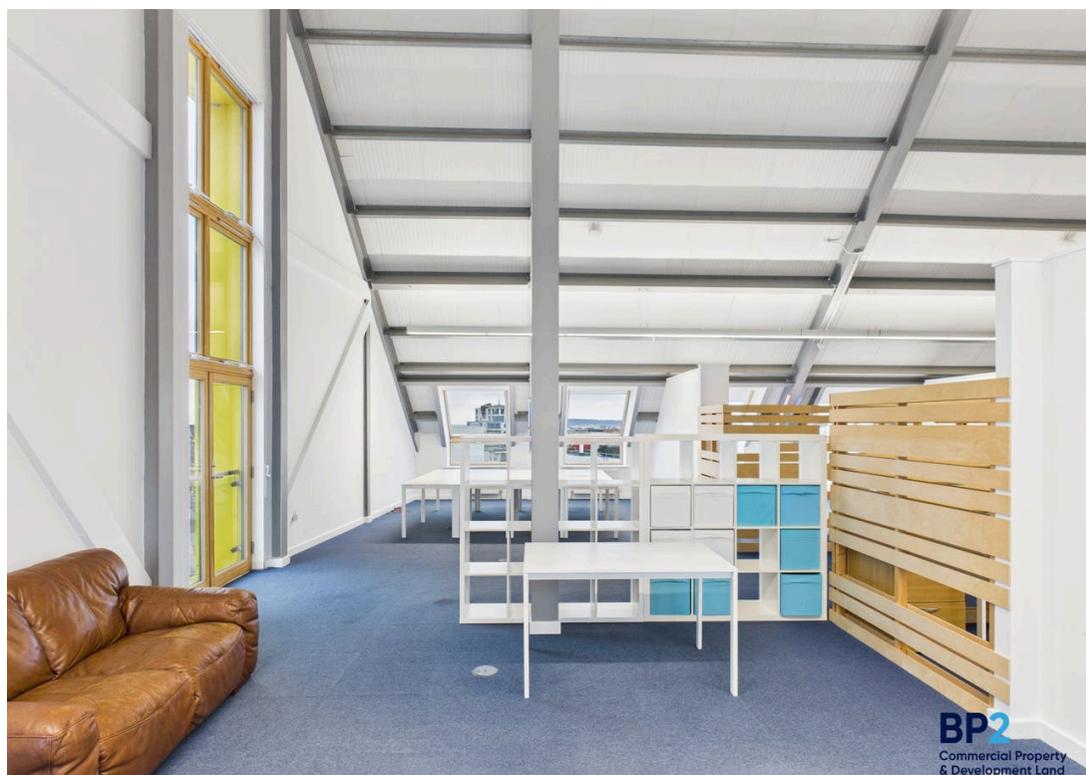
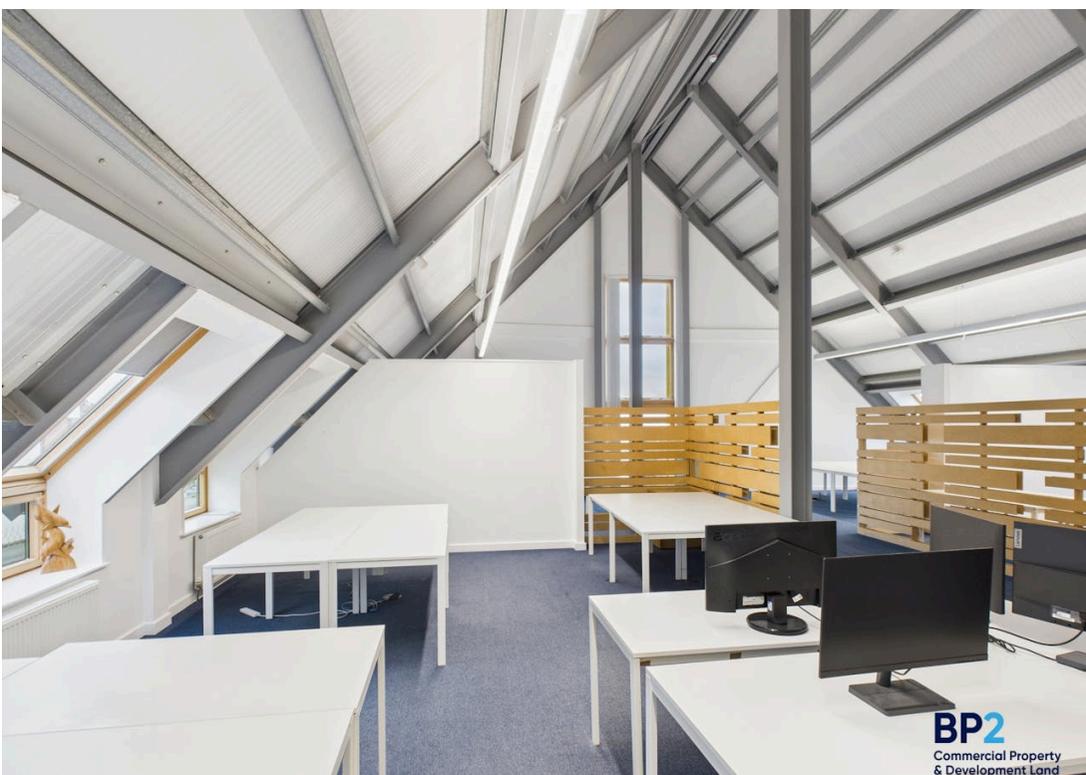
- Modern open-plan layout conducive to flexible workspace design
- Secure fob entry system and concierge reception facility
- Self-contained kitchen and WC facilities
- Balcony access
- Meeting rooms
- Secure Car Parking

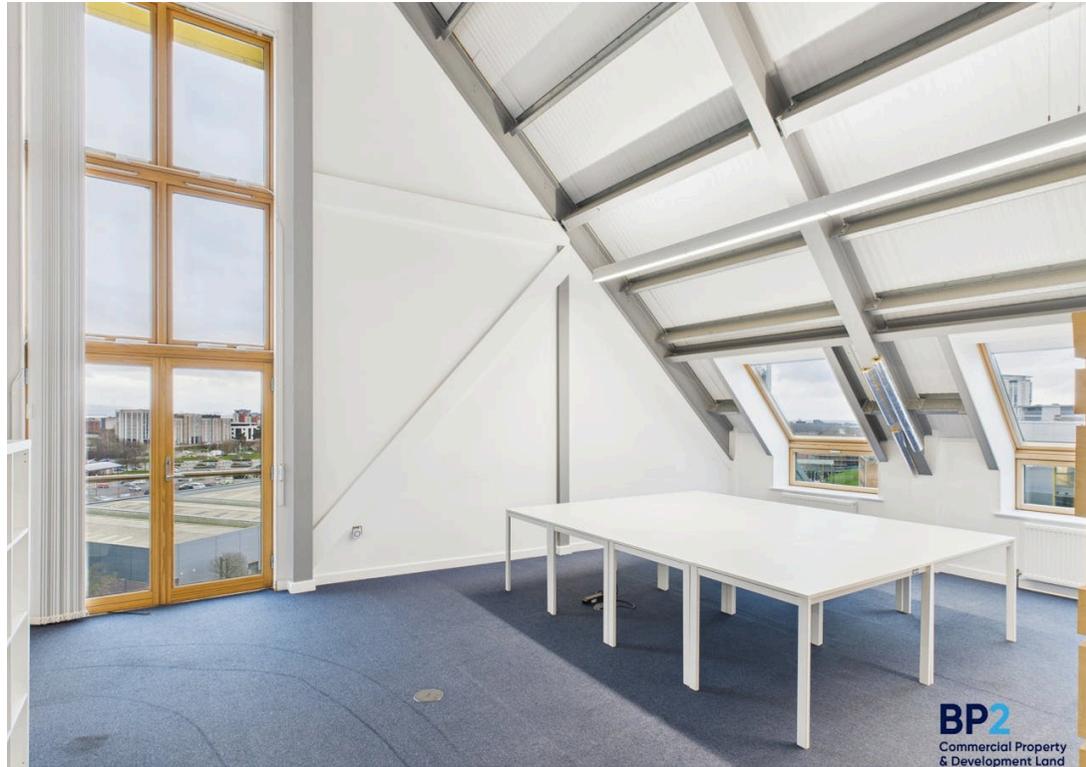
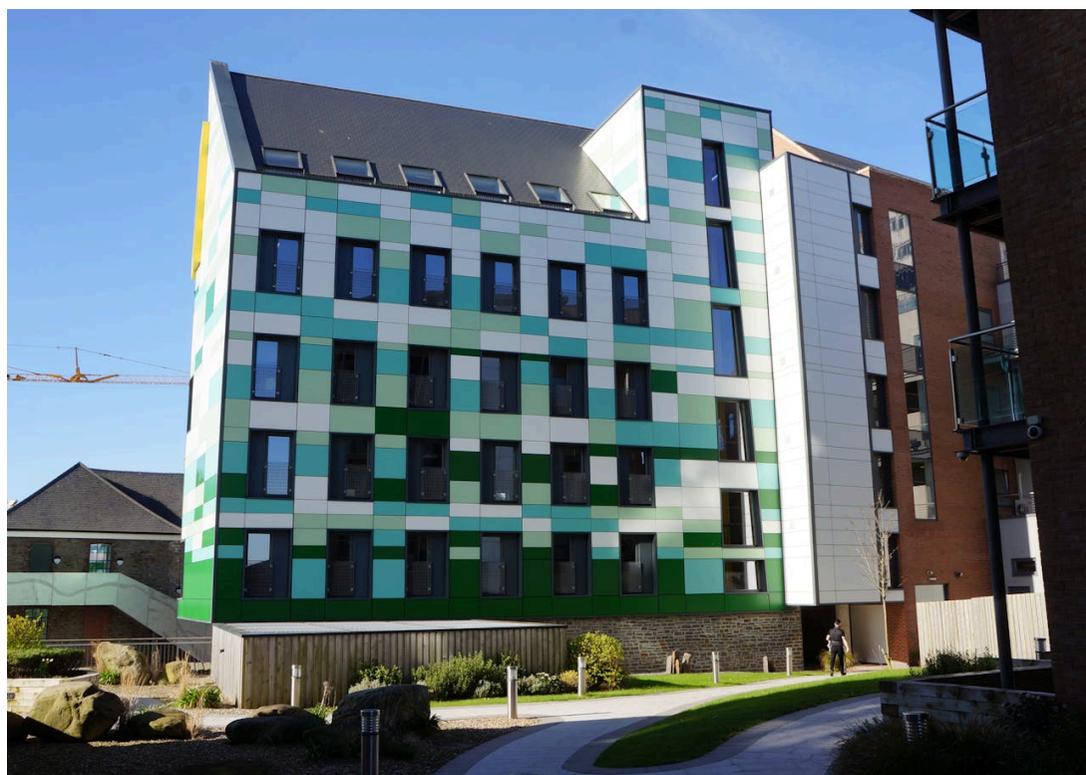
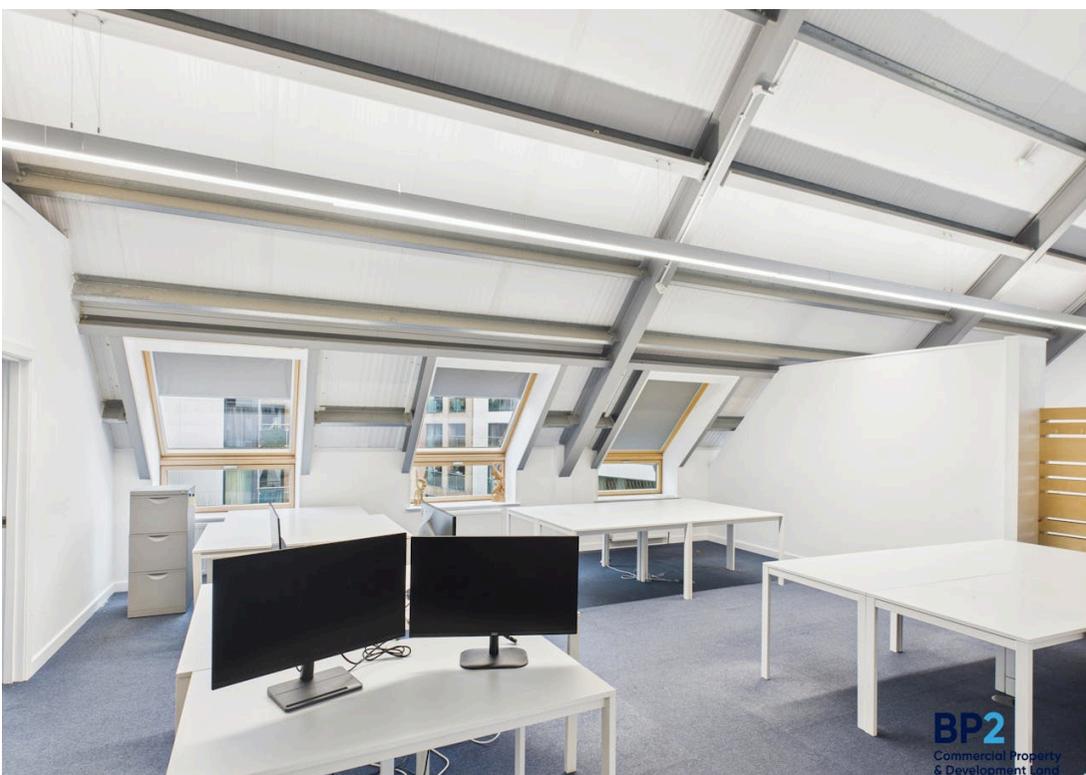
Terms

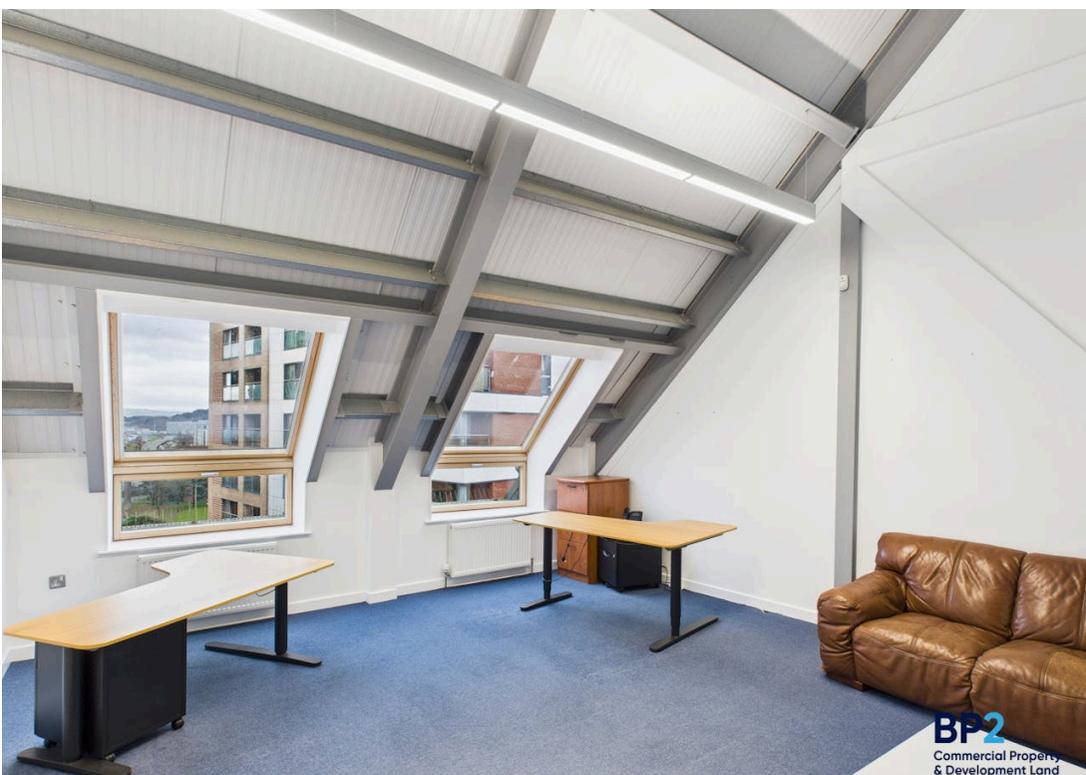
Leasehold - £28,000 per annum. Exclusive of utilities, service charge, rates and insurance.

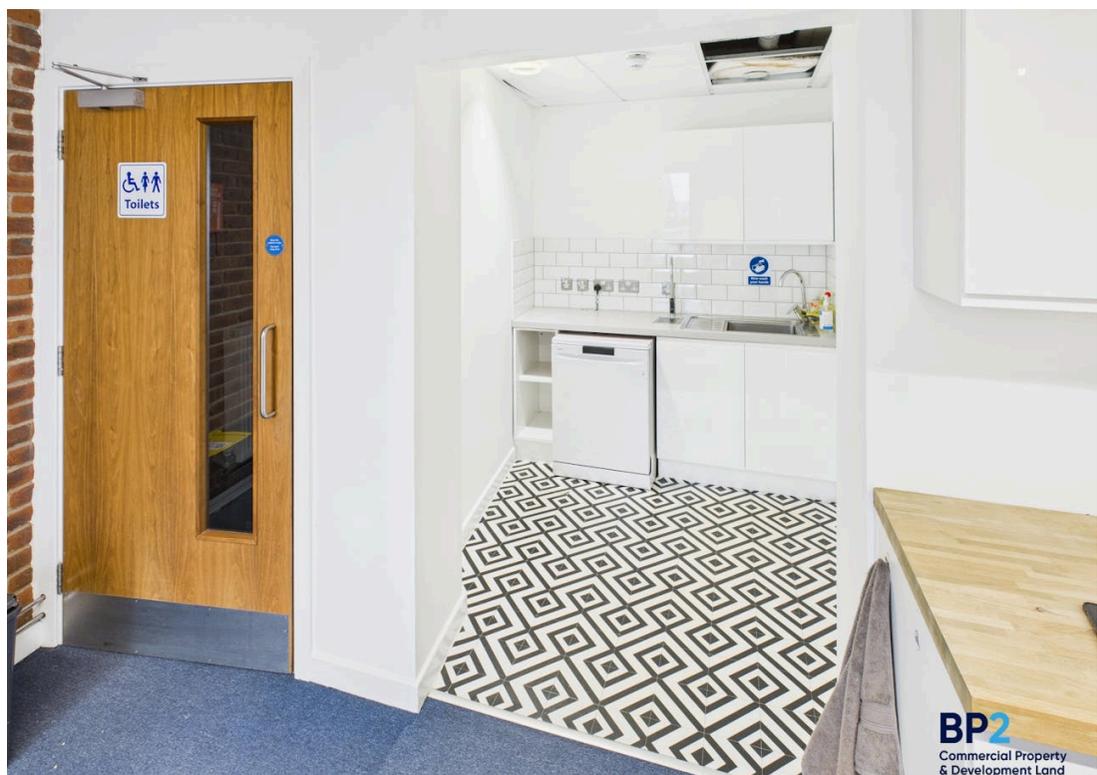
The accommodation is available by way of a new effective full repairing and insuring lease via a service charge.

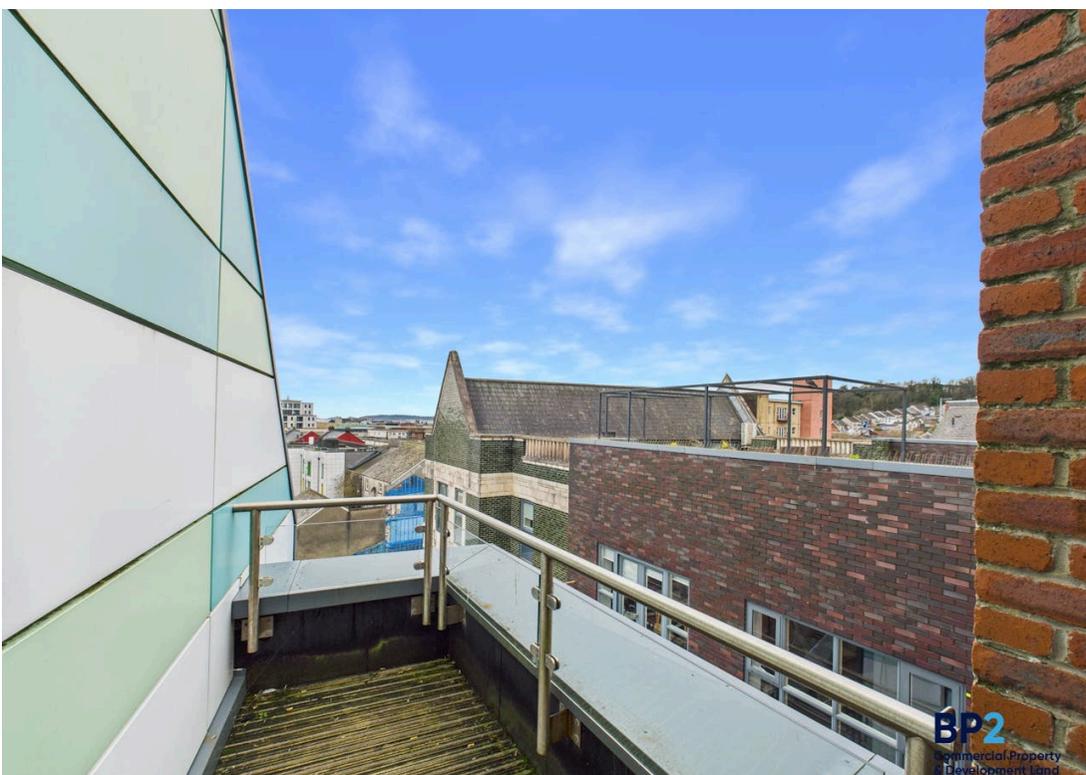
In accordance with Anti Money Laundering requirements, we may be required to establish the identity and source of funds of all parties to any sale or leasehold transactions. The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars.











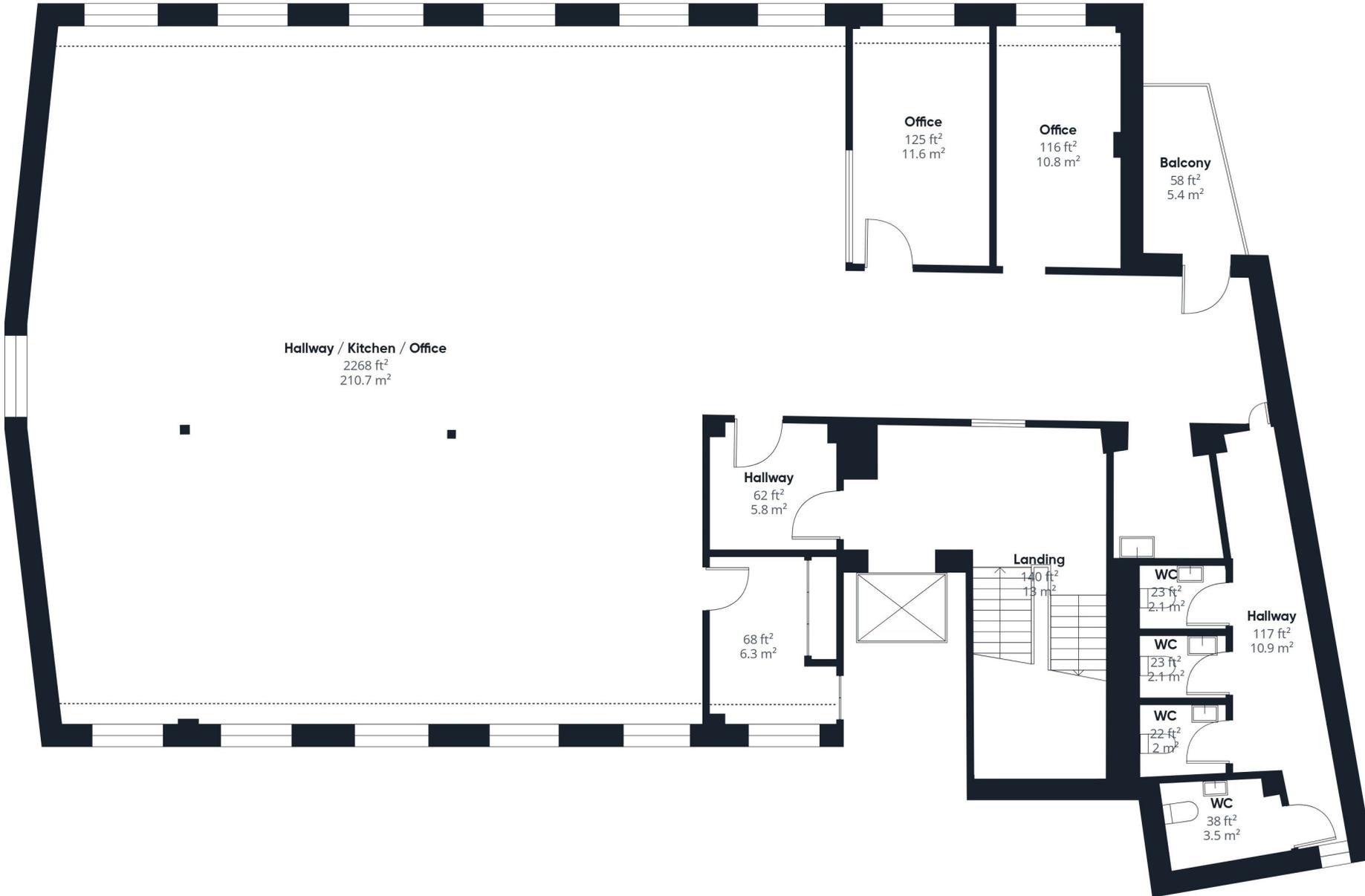
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Approximate total area⁽¹⁾

3013 ft²
279.8 m²

Balconies and terraces

58 ft²
5.4 m²

Reduced headroom

146 ft²
13.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

