



## Unit 2, 15 Cave Street, Cwmdau, Swansea, SA5 8JY

Open plan office suite with fitted kitchen and separate W.C. Dedicated parking for one vehicle.

### Summary

|                       |                           |
|-----------------------|---------------------------|
| <b>Tenure</b>         | To Let                    |
| <b>Available Size</b> | 630.33 sq ft / 58.56 sq m |
| <b>Rent</b>           | £6,500 per annum          |
| <b>Service Charge</b> | N/A                       |
| <b>Rates Payable</b>  | £1,846 per annum          |
| <b>Rateable Value</b> | £3,250                    |
| <b>EPC Rating</b>     | D (88)                    |

### Key Points

- Open plan office suite
- Allocated parking space
- Fitted kitchen facilities

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| Rates Payable  | £1,846 per annum                   |
| Rateable Value | £3,250                             |
| Service Charge | N/A                                |
| VAT            | Applicable                         |
| Legal Fees     | Each party to bear their own costs |
| Estate Charge  | N/A                                |
| EPC Rating     | D (88)                             |

## Description

This office building is a former telephone exchange that has been converted to provide a range of office and storage accommodation. The building is L-shaped and fronts onto Cave Street.

The unit comprises an open-plan office space, together with a kitchen area and separate W.C. The property also benefits from one on-site parking space, with additional on-road parking available to the front of the building.

## Location

The office building is situated on Cave Street just off Carmarthen Road. It is located some 2.5 miles north west of Swansea city centre and approximately 3.5 miles south east of junction 47 of the M4 motorway.

Prominent occupiers in the immediate area include Topps Tiles, Kwik Fit, Wickes and B & M Retail.

## Accommodation

The accommodation comprises the following areas:

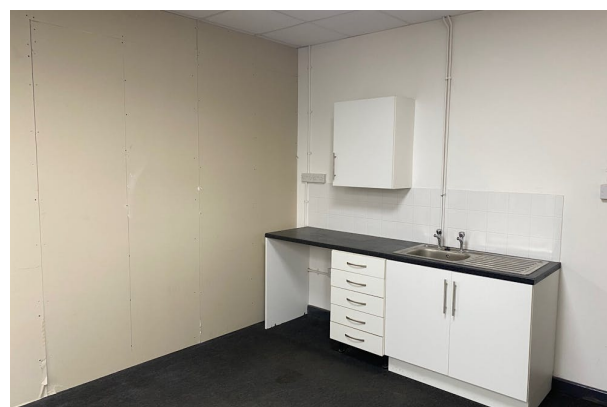
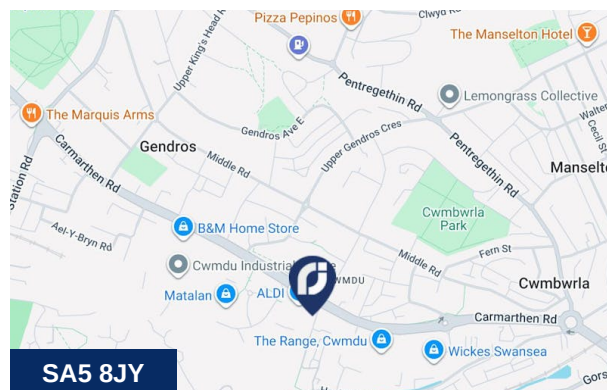
| Name         | sq ft         | sq m         | Availability |
|--------------|---------------|--------------|--------------|
| Unit - 2     | 630.33        | 58.56        | Available    |
| <b>Total</b> | <b>630.33</b> | <b>58.56</b> |              |

## Terms

The offices are available on a new internal repairing and insuring lease, terms to be negotiated.

## Insurance

The ingoing tenant will be responsible for a portion of the insurance which will be charged back.



## Viewing & Further Information



**James Smale-Davies**

07792504174

james@rj-cs.co.uk



**Liam Slater**

07707855407 | 07707855407

liam@rj-cs.co.uk