

Axis 1

Axis Court Llansamlet, SA7 0AJ

BP2

Commercial Property
& Development Land



TO LET

682 SQ FT
(63.36 SQ M)

£14,500 PER ANNUM

Modern, All Inclusive Offices with Parking. Located within the Established Axis Court Development.

- Swansea's Premier Business Park Location
- Rent includes Rates, Insurance, Service Charge & Utilities
- 3 Parking Spaces
- Shared Boardroom Facility

Summary

Available Size	682 sq ft
Rent	£14,500 per annum
Business Rates	Inclusive
Service Charge	Inclusive
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (32)

Description

The property comprises a well-presented ground floor office suite forming part of a modern office building within the established Axis Court development.

The accommodation provides open plan office space together with ancillary meeting facilities and staff accommodation. The suite benefits from an all-inclusive rental package and allocated car parking spaces.

Occupiers will also benefit from access to a bookable meeting/board room facility, providing additional professional meeting space where required.

Location

Axis Court is situated within Swansea Vale, on the northern edge of the well-established Swansea Enterprise Park, one of the largest commercial districts in Swansea.

The development occupies a convenient position off Mallard Way, adjacent to the A4067 dual carriageway, providing direct access to Junction 45 of the M4 motorway approximately 1 mile to the north, with Swansea city centre approximately 4 miles to the south.

Axis Court is a recognised office location attracting a range of professional and commercial occupiers such as Solo, Handelsbanken, Waters Creative, Matthews & Co, NFU Mutual and Sana Hospital.

The business park also benefits from excellent accessibility and on-site parking provision.

Accommodation

Name	sq ft	sq m	Availability
Ground - Office	682	63.36	Available
Total	682	63.36	

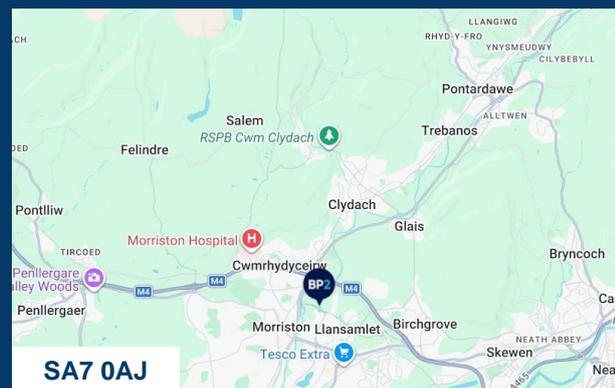
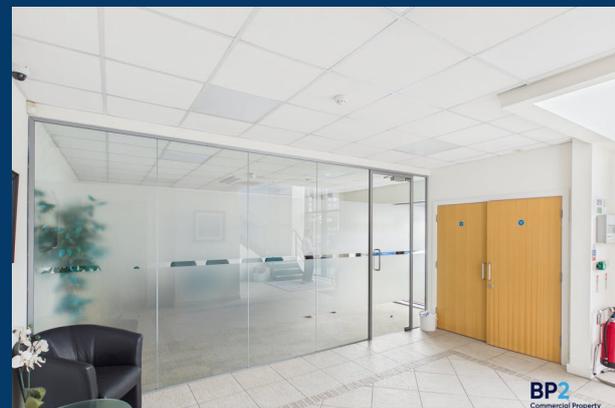
Specification

- Ground Floor Location
- Open Plan Accommodation
- Carpeted Floors
- LED Lighting
- Staff Kitchen & W.C Facilities

Terms

Asking rent - £14,500 per annum, inclusive of Rent, Business Rates, Service Charges & Utilities.

Exclusive of Wifi/Telecommunications and VAT.



Viewing & Further Information



Ceri Daniel

07827120389

ceri@bp2property.com

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1 AXIS COURT, SWANSEA - GROUND FLOOR PLAN - 1:125 at A3

Energy performance certificate (EPC)

Axis 1 Axis Court Riverside Business Park Mallard Way Swansea Vale SWANSEA SA7 0AJ	Energy rating	Valid until: 14 May 2034
	B	Certificate number: 5788-8078-9516-5201-1022

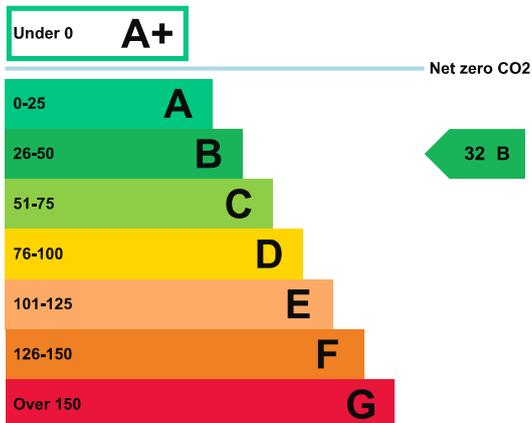
Property type	Offices and Workshop Businesses
Total floor area	871 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

15 A

If typical of the existing stock

68 C

Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	9.47
Primary energy use (kWh/m ² per year)	102

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6951-7825-6174-8583-0814\)](/energy-certificate/6951-7825-6174-8583-0814).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Colin Tait
Telephone	01792 865042
Email	pontardawe@ctf-uk.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/008727
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Clee Tomkinson Francis
Employer address	1a Tawe Terrace, Pontardawe, SA8 4ha
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	14 May 2024
Date of certificate	15 May 2024
