



**TO LET**

Unit B6 Ashmount Business Park, Upper Fforest Way,  
Swansea, SA6 8QR

# Industrial / Warehouse Unit To Let

- Prime Commercial / Trade Location on Swansea Enterprise Park
- Excellent road links, 1.5 miles from M4
- Direct access from Upper Fforest Way
- Occupiers on the Estate include Brammer, A&N Supplies, Electric Center, Plumb Center, Roofbase
- Single Level Loading Door
- Separate Trade Counter /Office Entrance
- Available To Let by way of a New Full Repairing & Insuring Lease - for a Term of Years to be agreed
- Unit to be refurbished.



## Size

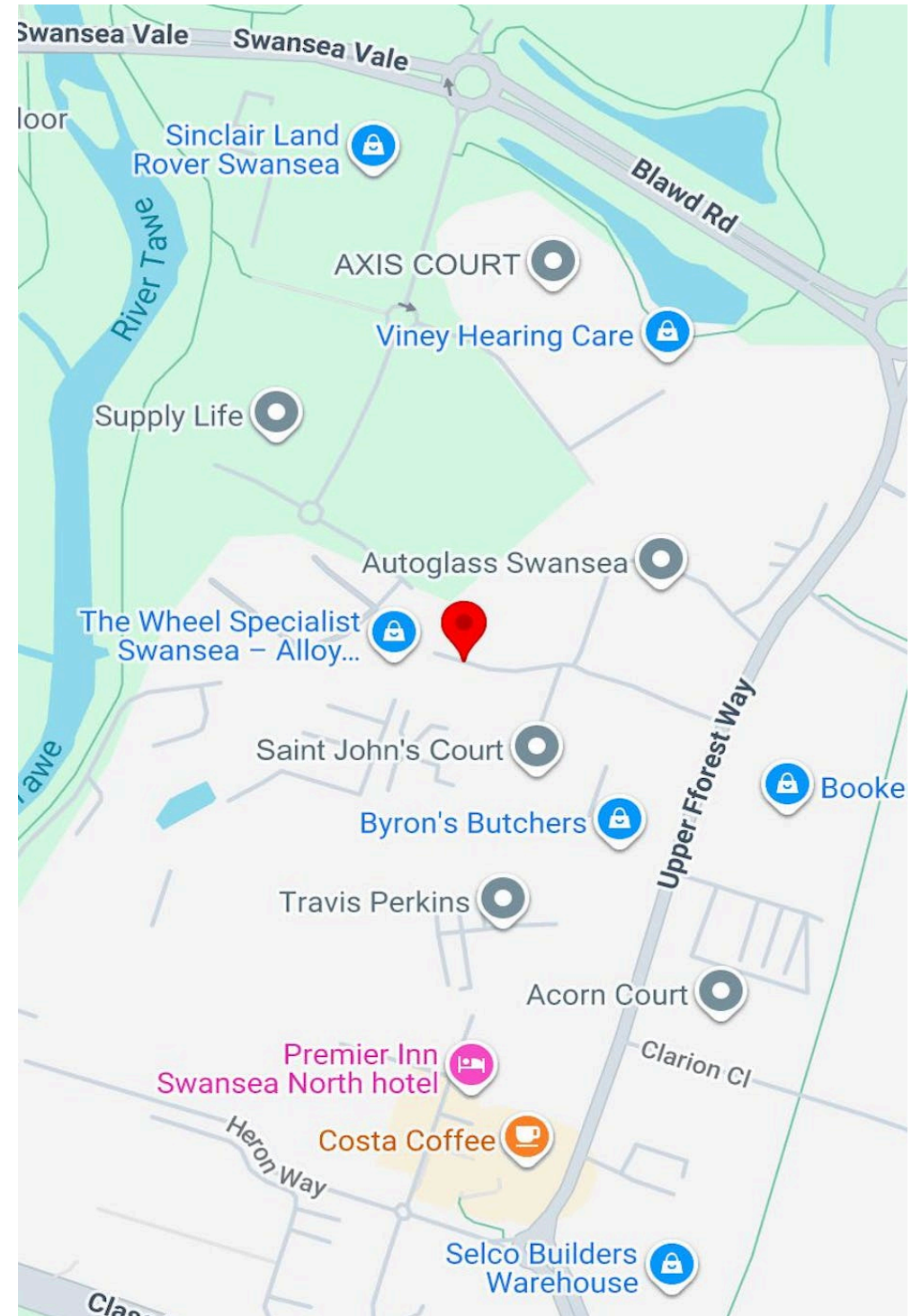
3,192 sq ft (296.55 sq m)

## Rent

Rent on application

## Location

Ashmount Business Park is located on the Swansea Enterprise Park - 3 miles north east of the City Centre . The Estate is situated at the northern end of the Park with main road frontage and direct access off Upper Fforest Way. Junction 45 of the M4 is just 1.5 miles away to the north. The immediate area is recognised as a prime trade and out of town retail location - occupiers in close proximity include Asda, Booker, Selco, and Costa.



## Description

Unit B6 comprises a well located light industrial / trade unit on Swansea Enterprise Park's prime industrial / trade Estate.

- Single level loading door - width 3.5 metres, height 3.5 metres.
- Maximum eaves height 5.56 metres
- Minimum eaves height 3.5 metres
- Separate Trade Counter /Office Entrance
- Front loading / car parking area
- 3 Phase electric supply

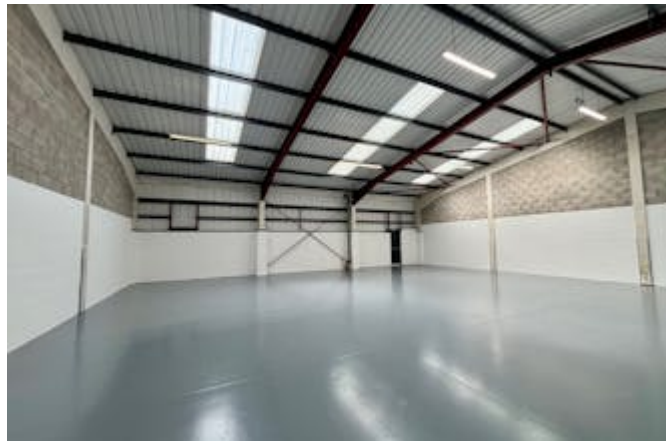
## Specification



EPC: D (97)



Unit B6 Ashmount Business Park, Upper  
Fforest Way,  
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**BOOKER**

**roofbase** .com

**RUBIX**

**AUTOGLASS**

**AN Supplies**

**PLUMBASE**

**LUMISHORE**

**ELECTRIC CENTER** Acel

**Power & Water**



# Terms

New Full Repairing and Insuring Lease available  
- for a Term to be agreed.

## Rent

Rent on application

## Lease Terms

New Lease Term of years to be agreed

## Business rates

Rateable Value: £21,000  
Rates Payable: £11,928 per annum Based on  
April 2026 Valuation

## Service charge

£1,662.42 per annum Budget Year Ending  
December 2026

## Insurance

£978.60 per annum Current annual insurance  
premium for year ending December 2026

## Legal Costs

Each party to bear their own costs

## EPC

D (97)

## VAT

Applicable

## Availability

Available Immediately



# Contact

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All terms quoted exclusive of VAT unless otherwise stated.

### Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.