

222B High Street

Swansea, SA1 1NW

BP2

Commercial Property
& Development Land



TO LET

681 SQ FT
(63.27 SQ M)

£6,000 PER ANNUM

Self contained, modern office suite with 24/7 access, concierge reception and located with the commercial hub at Urban Village.

- Prominent High Street Location
- Part of the Flagship Urban Village Development.
- Close proximity to Swansea Central Train Station with direct services to London, Paddington.
- Ready for Immediate Occupation
- Dedicated Secure External Storage and Balcony.
- No rates Payable (assuming SBRR)

Summary

Available Size	681 sq ft
Rent	£6,000 per annum
Rates Payable	£1,647.20 per annum The property will be rates EXEMPT after SBRR is applied.
Rateable Value	£2,900
Service Charge	£1,440 per annum VAT is payable on the service charge.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

A well-presented and modern office suite forming part of the established Urban Village, High Street commercial cluster in Swansea city centre.

The accommodation provides contemporary, open-plan office space, complemented by meeting areas and staff facilities. The suite is suitable for a range of occupiers including professional services, creative, and tech-based businesses.

Location

The property is located on High Street, Swansea, a key arterial route linking Swansea Train Station with the city centre retail core.

The immediate area comprises a mix of office, leisure and retail occupiers, with a growing cluster of creative and digital businesses. The location benefits from strong footfall and ongoing regeneration, making it an increasingly popular destination for commercial occupiers.

The property is situated in a highly accessible location on High Street, within a short walk of Swansea city centre amenities and Swansea Central railway station, and benefits from being within an area undergoing significant regeneration and investment.

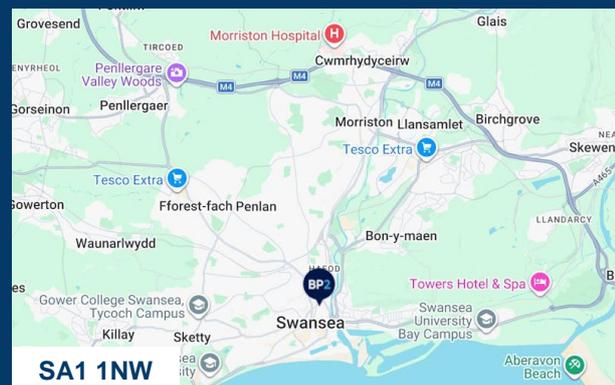
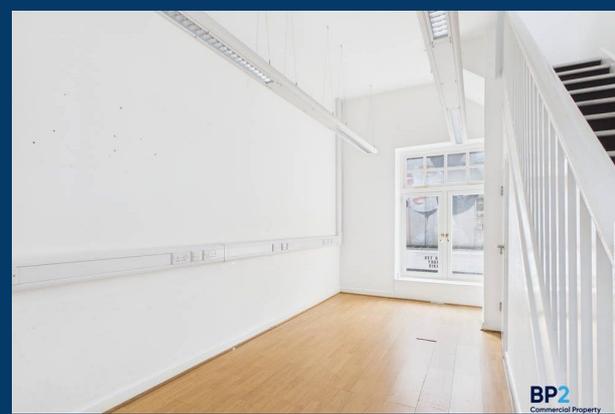
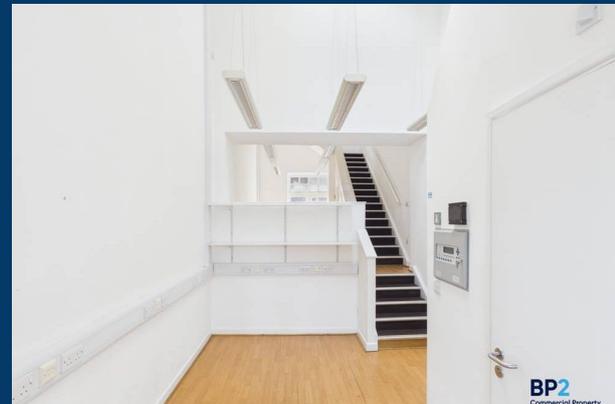
Specification

- Modern open-plan office layout
- Meeting room / breakout areas
- Kitchen / staff welfare facilities
- Private outdoor balcony space
- W.C facilities
- Secure Bike Store

Tenure

The property is available on a new effective full repairing and insuring Lease for a term to be agreed.

The Landlord is responsible for insuring the property and this is re-charged to the Tenant, the current payment is £152.77 per annum.



Viewing & Further Information



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