

Ground Floor, Axis 11

Mallard Way, Swansea Vale Swansea, SA7 0AJ

BP2

Commercial Property
& Development Land



TO LET

1,691 SQ FT
(157.10 SQ M)

£19,000 PER ANNUM RENT IS
INCLUSIVE OF SERVICE
CHARGE AND BUILDINGS
INSURANCE.

- Fully Fitted Modern Office Suite
- Close Proximity to M4 Motorway
- Open Plan & Cellular Offices
- 7 Car Parking Spaces
- Board Room & Reception Area

Ground Floor Business Park
Offices with Parking.

Summary

Available Size	1,691 sq ft
Rent	£19,000 per annum Rent is inclusive of service charge and buildings insurance.
Business Rates	Awaiting reassessment
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (50)

Description

A well specified ground office suite offering 1,691 sq ft with a high quality existing fit-out. The building is situated in a prominent position in close proximity to the M4 on Swansea's newest business park.

The current layout includes a Reception, Board Room, Open Plan offices with 4 glazed offices to the perimeter, Kitchen and WC facilities.

The office suite is available with 7 car parking spaces.

Location

The Axis Court development is ideally located in the Northern periphery of the well established Swansea Enterprise Park adjacent to the A4067 dual carriageway, which links directly to Junction 45 of the M4 motorway, less than 1 mile to the North. Local road connections also provide easy access to the City Centre.

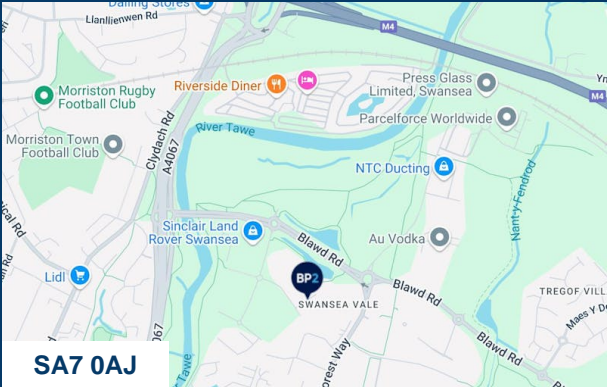
Axis Court has attracted a number of professional occupiers including Handelsbanken, Howden, NFU Mutual and Matthews & Co Accountants amongst others.

Specification

- Ground Floor Meeting Room
- Glazed Offices
- Suspended Ceilings
- Kitchen & W.C Facilities

Terms

Quoting Rent - £19,000 per annum inclusive of service charge and buildings insurance.



Viewing & Further Information



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