

INDUSTRIAL/LOGISTICS, TRADE COUNTER TO LET

Unit 2

6B Lion Way
Swansea Enterprise Park,
Swansea,
SA7 9FB

 [View online](#)

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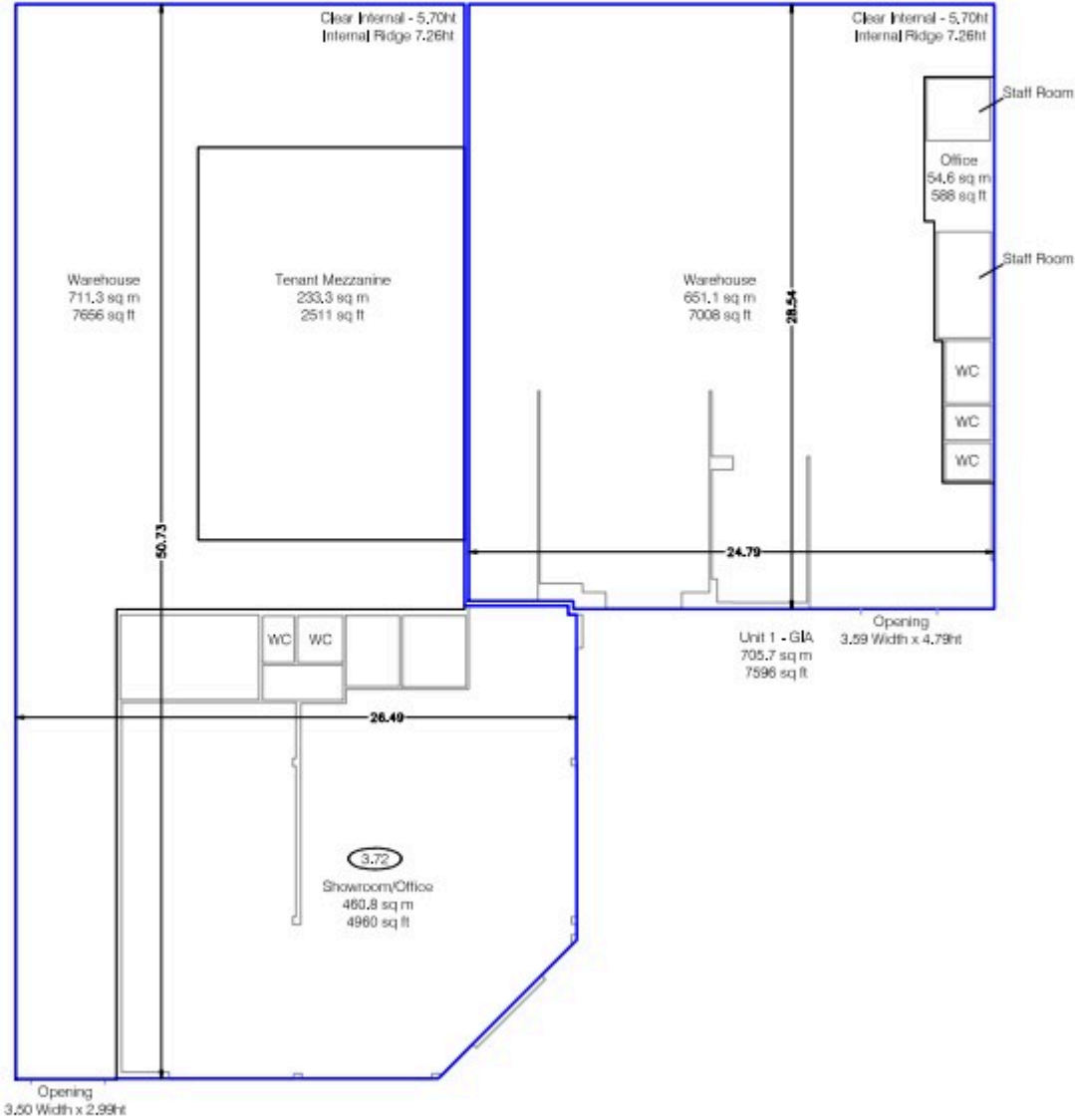


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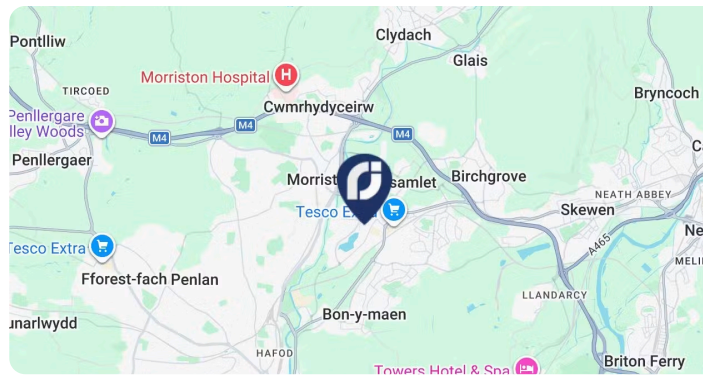


Specifications & Features

- 1,172 sq m (12,616 sq ft)
- Located in Swansea Enterprise Park
- Semi detached trade counter unit
- Generous car parking provision

Further Information

- [View On Website](#)



Location

Unit 2 occupies a prominent position on Phoenix Way within Swansea Enterprise Park, one of South Wales established business and commercial locations.

The Enterprise Park is home to a wide range of occupiers and benefits from excellent local amenities, including retail, leisure and food outlets.

The estate is strategically located approximately 4 miles north-east of Swansea city centre and enjoys excellent connectivity to the wider South Wales region. Junctions 44 and 45 of the M4 Motorway are easily accessible, providing direct links to Cardiff, Newport and the West Wales corridor. Swansea railway station is also within a short drive, offering further regional and national transport connections.

DESCRIPTION

The property comprises a semi detached commercial trade-counter / showroom unit of steel portal frame construction, with insulated sheet cladding to the external elevations and a pitched metal roof incorporating rooflights. The front elevation includes a glazed customer entrance and showroom frontage, loading door with servicing facilities provided to the rear. The building is situated on a self-contained commercial plot with surfaced customer parking and circulation areas.

RATEABLE VALUE

£92,500 (2026 List) – current rates payable £46,435 per annum

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LEGAL COSTS

Each party to bear their own costs

EPC

C

VAT

Applicable

LEASE TERMS

New Lease Minimum of 5 years

Contact Us



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