



Unit 1, 15 Cave Street, Cwmdau, Swansea, SA5 8JY

Ground floor office suite with off road parking. Fitted kitchen and WC.

Summary

Tenure	To Let
Available Size	1,119 sq ft / 103.96 sq m
Rent	£9,500 per annum
Service Charge	N/A
Rates Payable	£2,840 per annum
Rateable Value	£5,000
EPC Rating	D (88)

Key Points

- Offices & Storage Space
- Available Now
- Secure Parking To Side

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Rates Payable	£2,840 per annum
Rateable Value	£5,000
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (88)

Description

This office building is a former telephone exchange building which has been converted into office/storage space. The building is L shaped and fronts onto Cave Street.

One unit is available to let with the remainder of the site let. The unit benefits from three separate rooms with a kitchen area and WC. The units also benefit from on-site parking to the side of the building for one vehicle. On road parking to the front is available.

Location

The office building is situated on Cave Street just off Carmarthen Road. It is located some 2.5 miles north west of Swansea city centre and approximately 3.5 miles south east of junction 47 of the M4 motorway.

Prominent occupiers in the immediate area include Topps Tiles, Kwik Fit, Wickes and B & M Retail.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 1	557.80	51.82	Available
Unit - 2	320.20	29.75	Available
Unit - 3	241	22.39	Available
Total	1,119	103.96	

Tenure

The offices are available on a new internal repairing and insuring lease, terms to be negotiated.

Insurance

The ingoing tenant will be responsible for a portion of the insurance which will be charged back.



Viewing & Further Information

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