

**LONG LEASEHOLD OFFICE
TO LET / FOR SALE**

Office Suite SF2B

Ethos
Kings Road, Swansea,
SA1 8AS

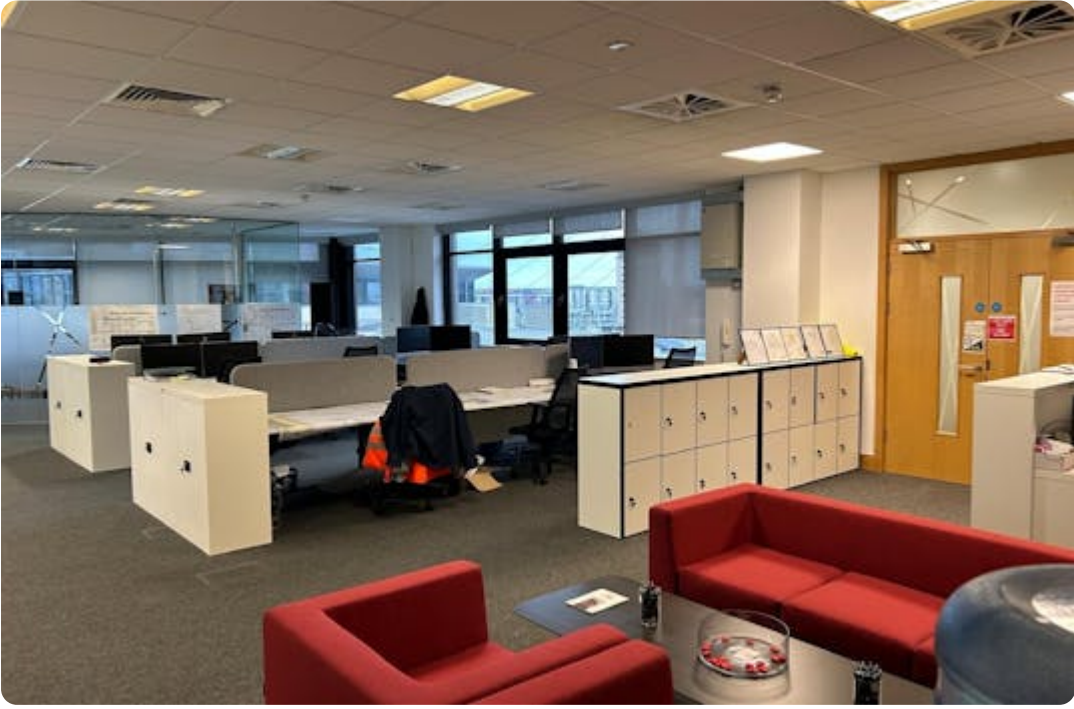
3,372 sq ft
(313.27 sq m)

 [View online](#)

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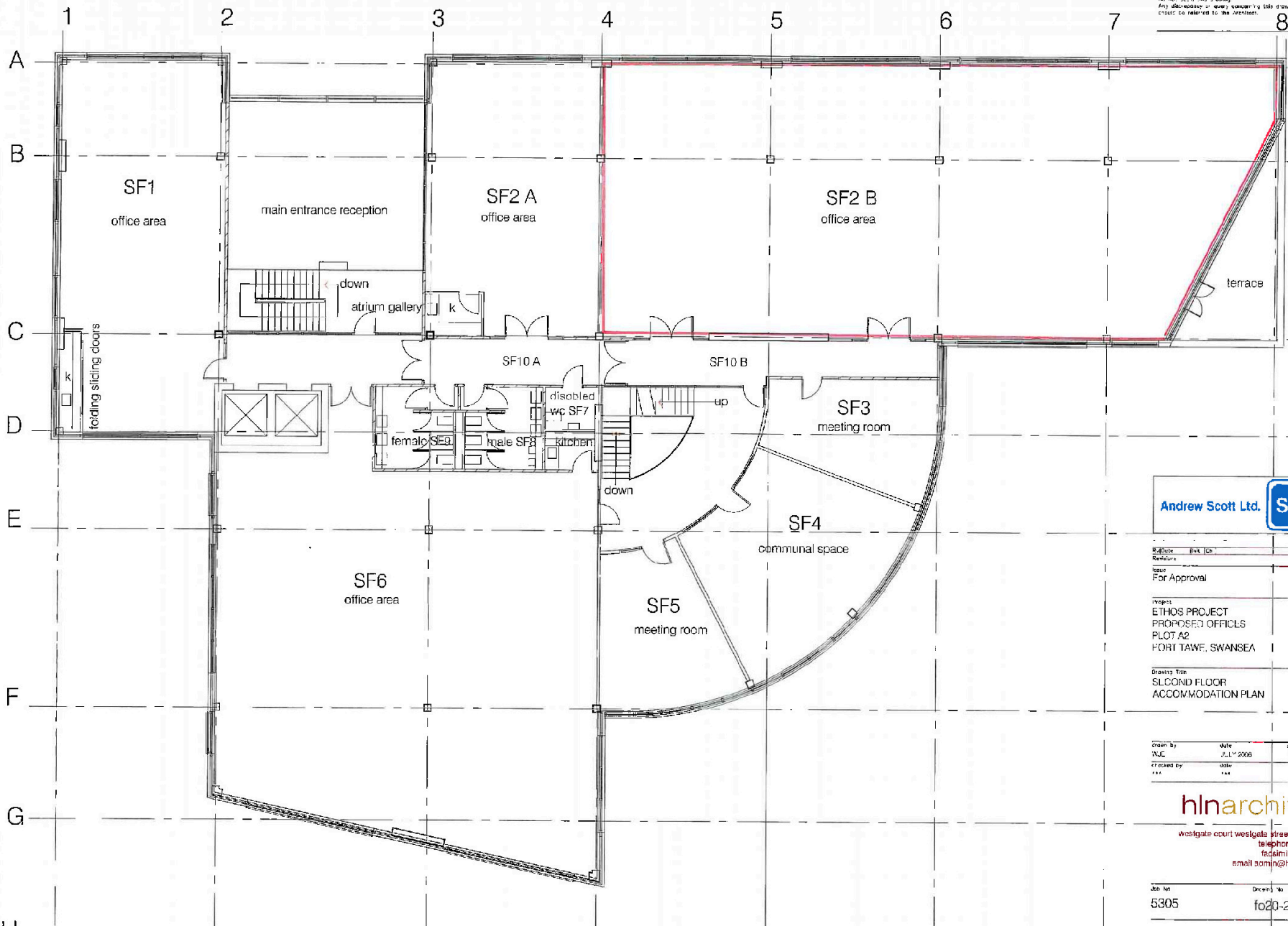


Office Suite SF2B



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Notes:
Do not scale this drawing.
Any dimensions or areas concerning this drawing
could be referred to the Architect.



Rev/Date	Rev/Date	Rev/Date
Issue		
For Approval		

Project:
ETHOS PROJECT
PROPOSED OFFICES
PLOT A2
FORT TAWE, SWANSEA

Drawing Title:
SECOND FLOOR
ACCOMMODATION PLAN

Drawn by	Date	Scale
WJC	JULY 2006	1:100 @ A2
Checked by	date	
***	***	

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Job No	Drawn to	Revision
5305	fo20-204	-

Availability

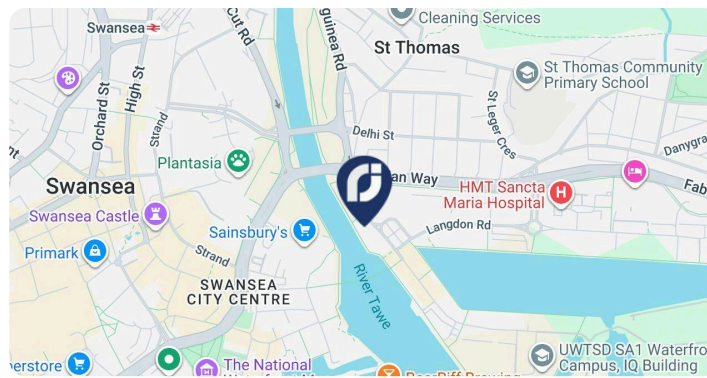
Name	Sq ft	Sq m
Ground - SF2B	3,372	313.27
Total	3,372	313.27

Specifications & Features

- 10 allocated undercroft parking spaces
- Waterside location
- Grade A Offices
- Short walk to City centre

Further Information

- [View On Website](#)



Location

Located within the Ethos building and the SA1 Waterfront development, on the edge of Swansea City Centre and approximately four miles to the west of junction 45 of the M4 Motorway.

The Ethos building fronts onto Kings Road, overlooks the city and river to the rear and has a prominent position within the waterfront development.

DESCRIPTION

Ethos is one of Swansea's leading office developments which is a detached four storey purpose-built office building and comprises the following specification: -
Underground carpark & bike racks - Shared W.C Facilities - Passenger lift - Communal reception area - Meeting and conference rooms - Breakout rooms - Visitor parking - Cafe - Terrace

TENURE

Available on a new internal repairing and insuring lease, terms to be negotiated. Our clients long leasehold interest (999 years) is also available to purchase at Offers in the region of £550,000.



SERVICE CHARGE

A service charge will be levied to cover the maintenance and operating of the common parts.

RENT

£47,500 per annum

PRICE

Offers in the region of £550,000

BUSINESS RATES

Rateable Value: £43,750
Rates Payable: £24,850 per annum

LEGAL COSTS

Each party to bear their own costs

EPC

C

VAT

Applicable

Contact Us



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OUR OFFICES

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