



TO LET

Frigate House - 2nd Floor Office Suite, Quay West,
Swansea, **SA1 1SR**

Well located self-contained office suite - Available Q4 2026

- Self-contained 2nd floor office suite - fronting Quay Parade (signage opportunity)
- DDA compliant - passenger lift
- Predominantly open plan with kitchen
- Prime location within city centre / maritime quarter - accessible via public transport
- 2 No. allocated car parking spaces
- Amenities within walking distance include LC2, Sainsburys, Costa, adjacent to Parc Tawe
- New Lease available from Q4 2026



Size

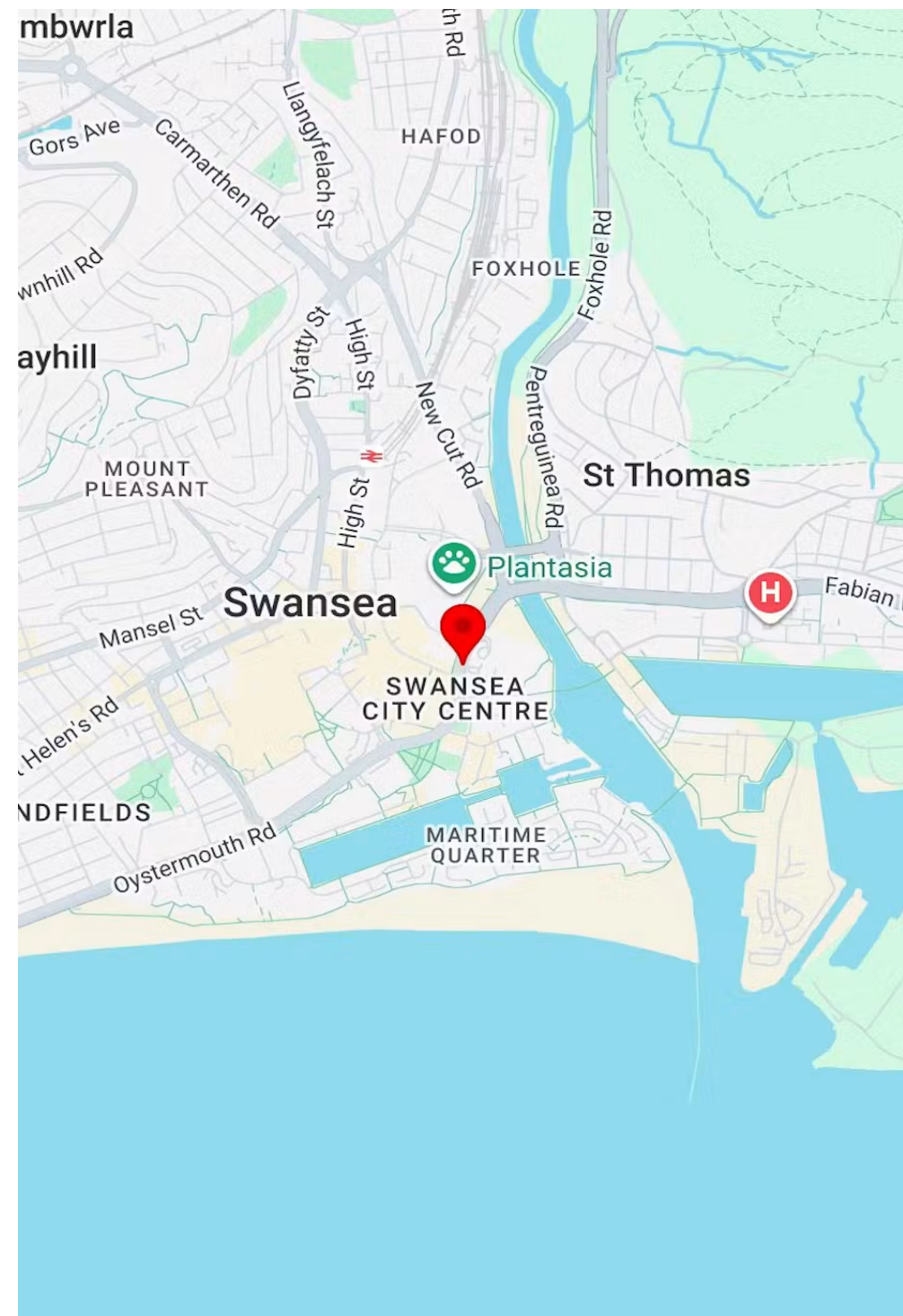
1,178 sq ft (109.44 sq m)

Rent

£13,547 per annum Exclusive - VAT payable in addition.

Location

Quay West is a prominent office building located in Swansea City Centre also in close proximity also to SA1 and the Marina. Quay West is located in a mixed use area with Sainsburys and Morgans Hotel opposite and adjacent to Parc Tawe Retail Park. The LC2 Leisure Centre is within walking distance offering gym facilities and pool. Likewise the main Rail Station and Central Bus Station are within walking distance.



Description

Self-contained 2nd floor office suite with prominence to Quay Parade. The current occupier is vacating in October 2026, new Lease available.

- The suite is largely open plan with a small kitchen and benefits from:
- Door entry control system
- Raised access floor
- Suspended ceiling with recessed LED lighting
- Access via a passenger lift and central staircase
- 2 No. allocated car parking spaces
- The building and wider Quay West office park is managed and maintained via a service charge - further details and budget available

Specification



EPC: D (95)



Lighting Type: LED



Total parking spaces: 2

Quay West, Quay Parade, Swansea SA1 1SR





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Terms

To Let by way of a new full repairing and insuring Lease for a term of years to be agreed.

Rent

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Lease Terms

New Lease Term of years to be agreed

Business rates

Rateable Value: £12,500
Rates Payable: £6,275 per annum Based on April 2026 valuation

Service charge

£14,487.19 per annum Budget for 2026

Insurance

£478 per annum Building / Property Insurance current annual premium.

Legal Costs

Each party to bear their own costs

EPC

D (95)

VAT

Applicable

Availability

Available October 2026



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