Jenkins Best

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Investment, Office

6,665 sq ft (619.20 sq m)

FOR SALE

County House, Plasmarl Industrial Estate, Swansea, SA6 8JG

Income producing investment opportunity, within an established commercial location offering easy access to Swansea and the M4.

- Part income-producing Investment / Asset Management Opportunity
- Ground floor part vacant - potential for own occupation / to enhance rental return
- Low Capital Value (£55 per sq ft)
- Detached 2 storey building with 20 car parking spaces
- Accommodation suitable for a range of uses (subject to planning)
- Current income £35,255 per annum Excl.

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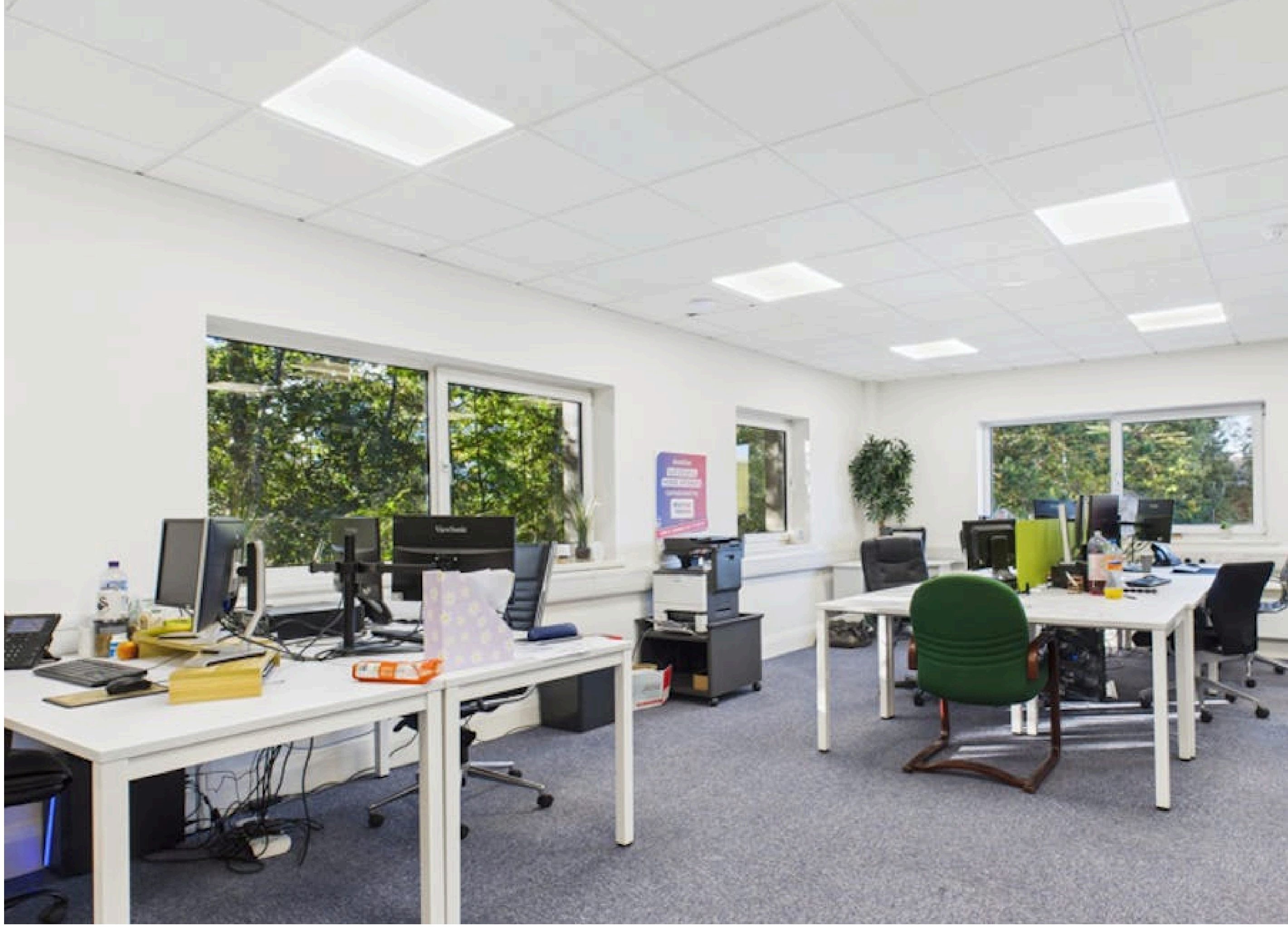


Size

6,665 sq ft (619.20 sq m)

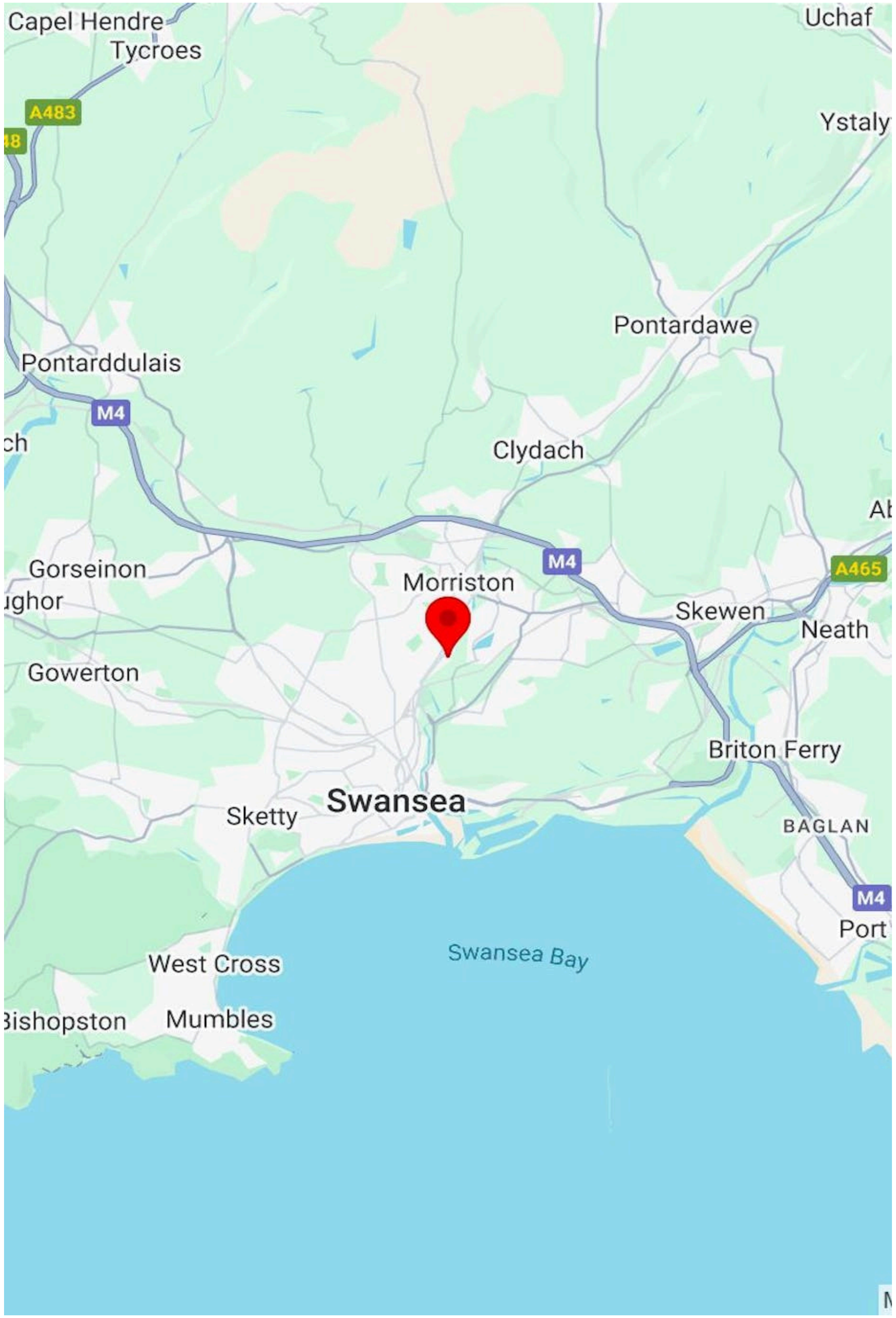
Price

Offers in the region of £370,000

Location

The property is situated on Beaufort Road, within the well-established Plasmarl Industrial Estate, approximately 2 miles north of Swansea city centre and less than 1 mile from Junction 45 of the M4 motorway.

The area benefits from strong transport connectivity and proximity to a range of commercial occupiers, such as Days Motor Park, Travis Perkins, and Howdens Joinery.



Description

County House is a prominent office and archive storage property located within the established Plasmarl Industrial Estate, Swansea. The building comprises a modern two-storey detached property providing a combination of office accommodation and light industrial space.

The property presents an opportunity to acquire a income producing long leasehold investment with vacant possession of part, offering both immediate income and asset management potential.

The first floor has recently been refurbished and let in its entirety. The ground floor presents an opportunity for asset management to let the vacant areas.

- - Mixture of open-plan and cellular offices
- - Electric heating
- - Suspended ceilings and glazed partitioning
- - Passenger lift (not tested)
- - Staff kitchen, shower & W.C facilities
- - 20 dedicated on-site parking spaces

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)	
Ground Floor Offices	933	87	
Archive Storage	1,223	114	
Comex IT Ltd	729	68	
Ad Carbon - Archive	244	23	
AD Carbon Solution Ltd	3,536	329	
TOTAL	**6,665**	**619**	**35,255**

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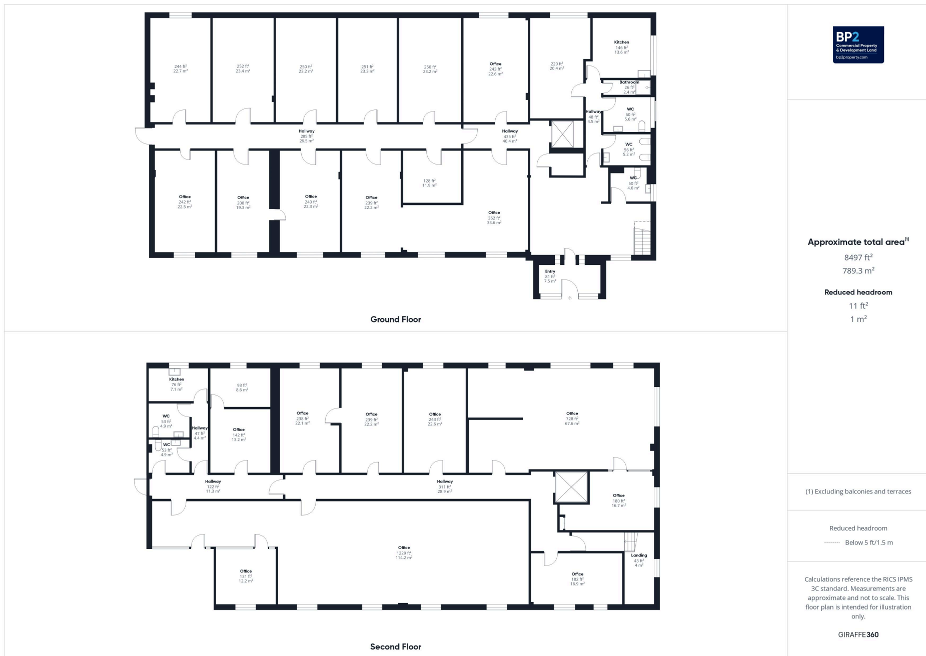
Specification

EPC: E (113)

Total parking spaces: 20



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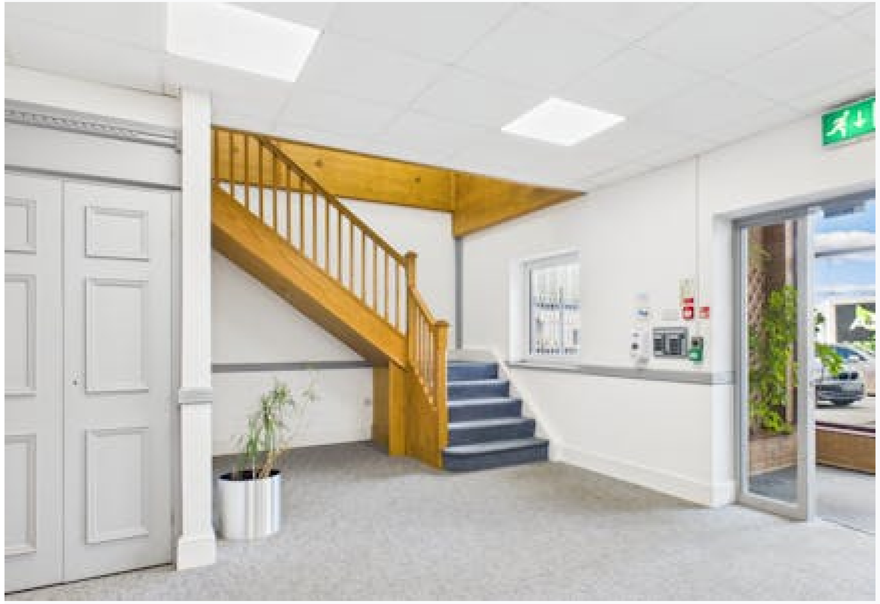

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Viewings

Please contact Jenkins Best in the first instance

Terms

The Long Leasehold Tenure is for sale, with approx 83 years at a ground rent of £6,000 per annum. The Client is currently in negotiations with the Local authority to secure a new 125 year Leasehold interest. Copies of the occupational Tenancies to Comex IT Ltd & AD Carbon Ltd are available upon request. Note: A&D Carbon lease is based on a stepped rent basis reaching £30,000 per annum.

Price

Offers in the region of £370,000

Service charge

n/a

Insurance

n/a

Legal Costs

Each party to bear their own costs

EPC

E (113)

VAT

Not applicable

Availability

Available Immediately

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