



BP2

## TO LET

768 SQ FT

(71.35 SQ M)

£16,500 PER ANNUM

All Inclusive, modern, self contained business park office with car parking.

- Available Immediately

- 768 sq ft

- Ground Floor, Open Plan Office

- Private Office/Meeting Room

- Car Parking

## Summary

Available Size	768 sq ft
Rent	£16,500 per annum
Business Rates	Included
Service Charge	Included
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

We are pleased to present this modern, self-contained office suite located on the periphery of Swansea Enterprise Park, one of the city's most established commercial locations.

The accommodation provides approximately 768 sq ft (71.4 sq m) of well-configured office space, arranged to include a large open-plan working area together with a separate private office / meeting room, making the suite suitable for a range of professional and business occupiers.

The office benefits from good natural light, a practical layout, and a clear division between collaborative and private working environments. The premises are available immediately and benefits from on-site car parking.

The building is owned by Castell Group and is occupied by established professional organisations including Convey Law and Supply Life, creating a strong business environment.

## Location

The property is situated on the periphery of the Swansea Enterprise Park, providing convenient access to the A48, M4 motorway (Junctions 43–45), and Swansea city centre. The Enterprise Park offers a broad range of amenities including retail, food, and leisure facilities.

## Accommodation

Description	sq ft	sq m	Availability
Ground Floor Office	768	71.35	Available
<b>Total</b>	<b>768</b>	<b>71.35</b>	

## Specification

- Ground Floor Office
- 768 sq ft
- Open Plan Layout
- Air Conditioning
- Meeting/Board Room with dedicated Access
- Fob Entry
- Carpeted Throughout
- Shared Kitchen & W.C Facilities



## Viewing & Further Information

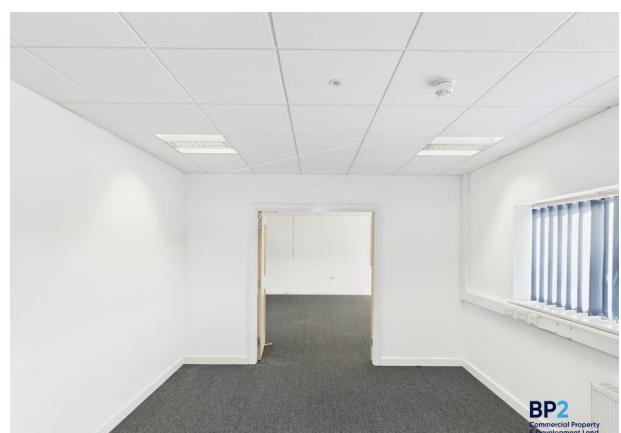


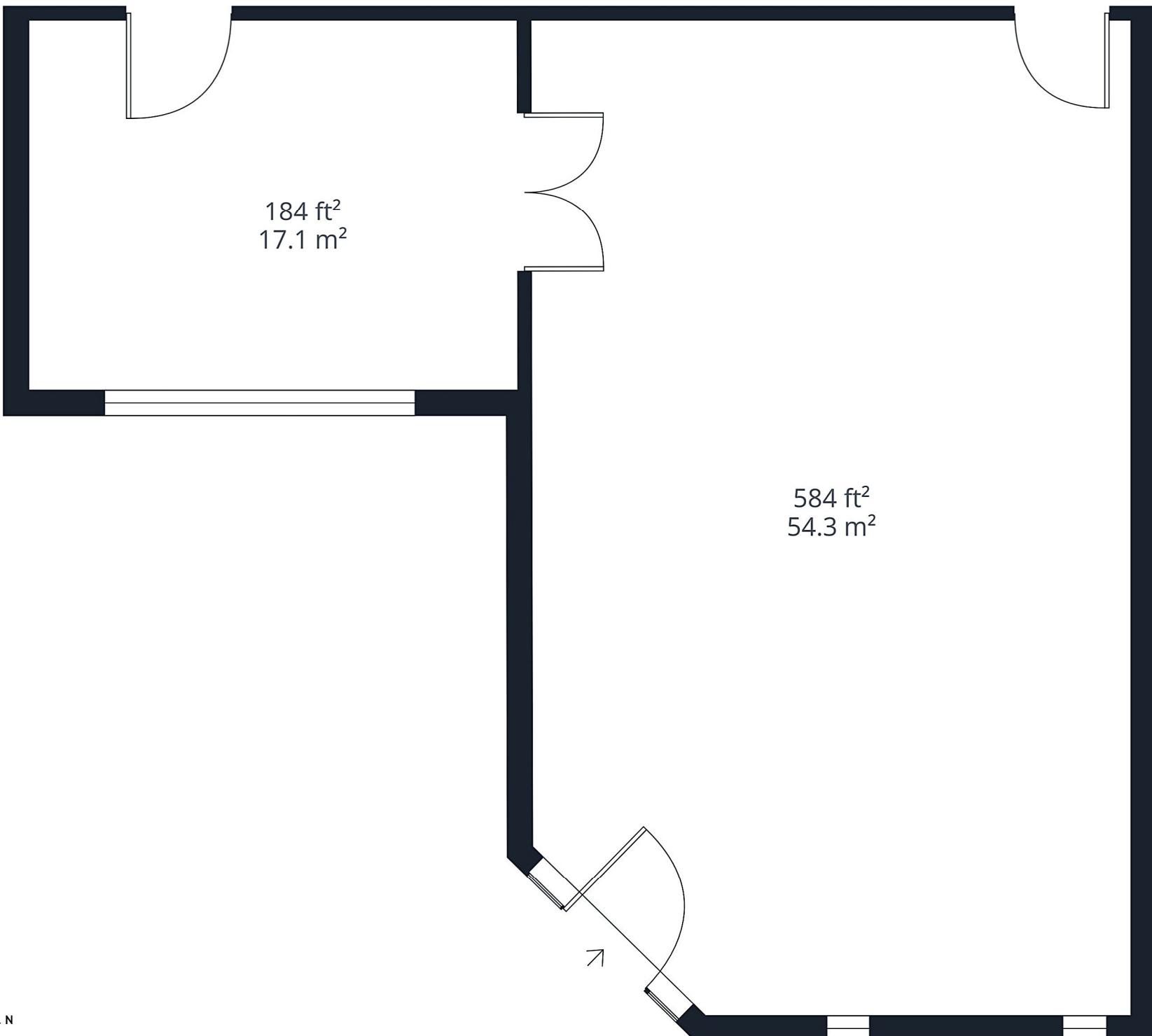
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Approximate total area<sup>(1)</sup>

768 ft<sup>2</sup>  
71.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.