

Unit 12, Tower Court

Llansamlet, Swansea, SA6 8RU

BP2

Commercial Property
& Development Land



TO LET

1,650 SQ FT
(153.29 SQ M)

£16,500 PER ANNUM

Prominent trade counter unit within the well established Tower Court Trading Estate on Swansea Enterprise Park.

- Well occupied trading estate
- Immediate availability
- 2 dedicated parking spaces along with communal car parking
- Good access to local road networks including the M4

Summary

Available Size	1,650 sq ft
Rent	£16,500 per annum
Rates Payable	£7,375 per sq ft The unit is waiting a re-assessment
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£150 per annum
EPC Rating	D (79)

Description

A modern trade counter unit situated on the established and well-occupied Tower Court trading estate. The premises provides approximately 1,650 sq ft of clear accommodation and is suitable for a range of retail, trade counter, or light industrial uses (subject to the necessary consents).

The unit comprises a prominent, steel-frame industrial building with brick and profile metal elevations. The property benefits from a glazed frontage, offering good visibility for occupiers seeking customer-facing space. Internally, the accommodation provides open-plan floor space suitable for a flexible fit-out.

The premises are fitted with two W.C. facilities and a tea point, supporting day-to-day operational requirements. Forecourt parking is available directly to the front of the unit.

Location

Tower Court is situated within the established Swansea Enterprise Park, a well-known commercial hub in the Llansamlet area. The estate benefits from excellent road connectivity, with Junctions 44 and 45 of the M4 motorway only a short distance away, providing efficient access across South Wales. Public transport links are close by, including local bus services and Llansamlet railway station, with Swansea city centre and its wider rail connections also easily accessible.

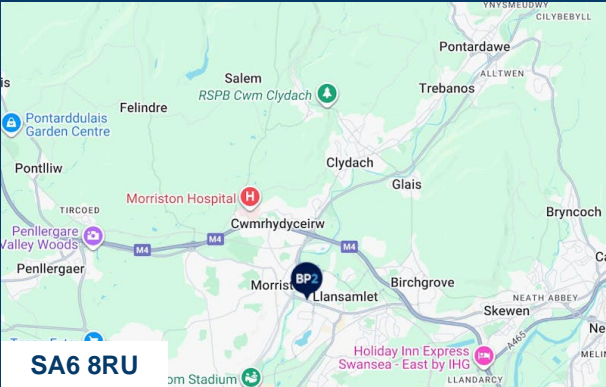
Prominent occupiers in the immediate area include Starbucks, Smyths Toys, JD Gym, Hutchings Hyundai, Lincweld, Auto Windscreen, Swansea Parts Plus, TPS Swansea and LBS Builders Merchants.

Accommodation

Name	sq ft	sq m	Availability
Ground - Ground Floor	1,650	153.29	Available
Total	1,650	153.29	

Specification

- Steel Portal Frame Construction
- Pitched Alloy Clad Roof
- Concrete Floors
- Glazed Frontage
- Tea Point
- 2 x W.Cs



Viewing & Further Information



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