

250 Carmarthen Road

Swansea, SA1 1HG

**Rees Richards
& Blyth**

commercial | residential | rural



TO LET

159 TO 352 SQ FT
(14.77 TO 32.70 SQ M)

£5,532 PER ANNUM

All Inclusive Offices, with
Parking

- All Inclusive Office suites and Units
- Prominent location on busy main road
- Dedicated on-site parking
- Recently refurbished
- Located on the fringe of the City Centre

reesrichardsblyth.co.uk

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Summary

Available Size	159 to 352 sq ft
Rent	£5,532 per annum
Business Rates	Single offices qualify as rate free as they fall under the Welsh Government RV threshold of £6,000. If multiple offices are required then business rates may apply, please seek advice
Service Charge	Inclusive
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C (71)

Description

A selection of refurbished office suites and units available to let on flexible all inclusive terms with car parking, ideally situated to the fringe of Swansea City Centre.

Location

The property is prominently located to the North of the City of Swansea, on the A483 Carmarthen Road which is one of the main arterial routes leading into the City. It occupies a prominent location on the junction of Carmarthen Road and Ysgubor Fach Street with vehicular access off the latter.

It is an area of mixed uses immediately abutting a doctors surgery/pharmacy with other uses in the locality include residential, retail and commercial. The offices are in close proximity to Swansea Train Station, offering direct services to Cardiff, Bristol and London. Swansea City Centre is situated less than 1 mile to the South.

Specification

- Self-Contained Secure Office Suites
- 24/7 Access
- Perimeter Trunking
- Carpeted Floors
- LED Lighting
- Suspended Ceilings
- Shared and Self-Contained Facilities
- W.C's
- Communal Car Parking
- Secure Alarm & Fob Access

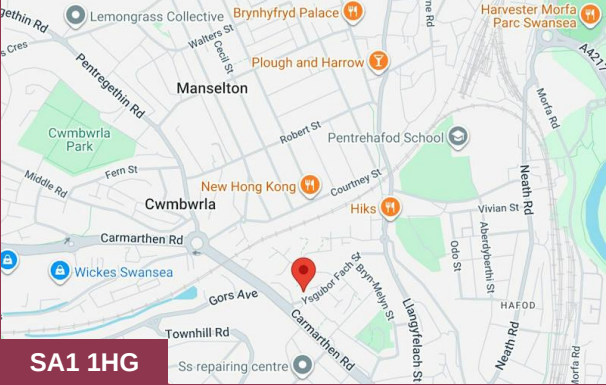
Terms

Rent inclusive of service charge, buildings insurance and utilities.

Flexible Terms available.

Accommodation

Name	sq ft	sq m	Availability
Ground - Office 1	172	15.98	Available
Ground - Office 1B	159	14.77	Available
Building - Acorn Business Centre Unit 7	325	30.19	Available
Building - Acorn Business Centre Unit 5	344	31.96	Available
Building - Acorn Business Centre Unit 6	337	31.31	Available



SA1 1HG

Viewing & Further Information



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