

85, The Kingsway

Swansea, SA1 5JE

**Rees Richards
& Blyth**

commercial | residential | rural



TO LET

5,296 TO 12,066 SQ FT
(492.01 TO 1,120.97 SQ M)

**Large Footplate Fully
Refurnished offices in central
location with basement car
parking.**

- Secure Underground Car Parking
- Brand New Fit Out
- Landmark Building
- Living Walls and Roof Terrace

reesrichardsblyth.co.uk

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Summary

Available Size	5,296 to 12,066 sq ft
Business Rates	To be re-assessed.
Service Charge	Details upon expressions of interest.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

A unique opportunity to occupy this prominent well established property situated on the edge of The Kingsway.

The property is undergoing extensive refurbishment and will provide 2 floors of impressive open plan office space and underground parking.

There is scope to have the space fitted to suit an occupiers specific requirement if terms are agreed at an early stage. Depending on specification and finishes the landlord can build a rental package to suit.

Location

Swansea is Wales' second largest city and the City Centre is currently undergoing extensive transformation to regenerate, including the provision at over 3,500 new student beds, a £12 million upgrade to The Kingsway, £6 million upgrade to Wind Street as well as the recent completed Swansea Digital Arena, all in close proximity to the subject property.

Accommodation

Name	sq ft	sq m	Availability
1st - First Floor	6,544	607.96	Available
2nd - Second Floor	5,296	492.01	Available
3rd - Third Floor	226	21	Available
Total	12,066	1,120.97	

Specification

The property benefits from the following features.

- Fully Refurbished Office Space
- Secure Underground Parking
- Outdoor Roof Terrace
- Passenger Lift
- Living Walls
- New External Facade
- Ability to Design Own Space

Viewings

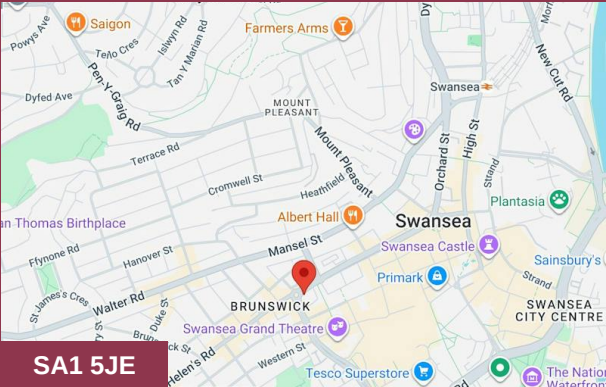
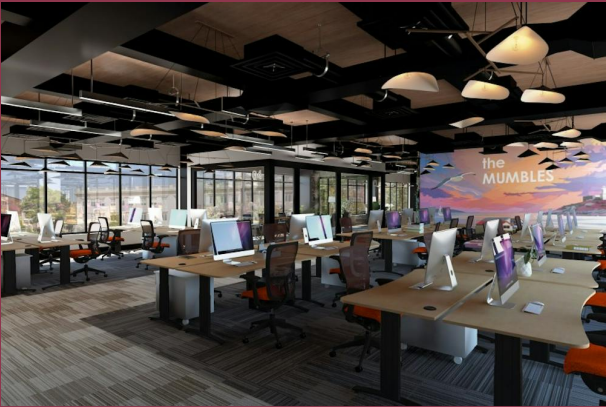
For further information, or if you would like to arrange a viewing, please contact us..

Terms

The property is available by way of a new effective full repairing and insuring lease.

A detailed rental package can be provided to occupiers once a formal expression of interest has been made.

Please note some of the included images are computer generated and therefore may not be reflective of the completed development.



SA1 5JE

Viewing & Further Information



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