



## Unit 9, Cambrian Court, Ferryboat Close, Swansea, SA6 8PZ

Newly refurbished light industrial unit To Let

### Summary

|                       |                           |
|-----------------------|---------------------------|
| <b>Tenure</b>         | To Let                    |
| <b>Available Size</b> | 1,900 sq ft / 176.52 sq m |
| <b>Rent</b>           | £17,000 per annum         |
| <b>Service Charge</b> | £2,312.87 per annum       |
| <b>Rates Payable</b>  | £7,242 per annum          |
| <b>Rateable Value</b> | £12,750                   |
| <b>EPC Rating</b>     | D (89)                    |

### Key Points

- Newly refurbished light industrial unit.
- Good Parking Provision
- Close Proximity to M4 Motorway (J44-45)
- Located on the established Swansea Enterprise Park

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| Rates Payable  | £7,242 per annum                   |
| Rateable Value | £12,750                            |
| Service Charge | £2,312.87 per annum                |
| VAT            | Applicable                         |
| Legal Fees     | Each party to bear their own costs |
| Estate Charge  | N/A                                |
| EPC Rating     | D (89)                             |

## Description

The property comprises a newly refurbished end of terrace light industrial warehouse. The unit is of portal frame construction with coated profile steel cladding above external cavity brickwork to a height of 2m.

The unit offers an internal office space, WC, and kitchen facilities with 3-phase electricity. The unit further benefits from LED lighting, a minimum eaves height of 4.6 m and maximum eaves height of 5.3m, single up and over roller shutter door, measuring 4 m x 4.6 metres.

## Location

The premises is located along Ferryboat Close with the established trading location of Swansea Enterprise Park.

The M4 Motorway (J44-45) is within 2 miles from the subject premises, while Swansea City Centre is 3 miles south. Additional road links include the main A48, A4067 and the A4217.

## Accommodation

The accommodation comprises the following areas:

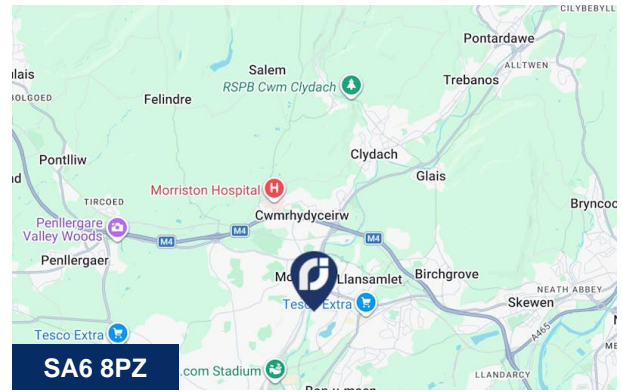
| Name              | sq ft        | sq m          | Availability |
|-------------------|--------------|---------------|--------------|
| Unit - Industrial | 1,900        | 176.52        | Available    |
| <b>Total</b>      | <b>1,900</b> | <b>176.52</b> |              |

## Viewings

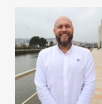
Strictly by prior appointment via the appointed agents RJ Chartered Surveyors

## Terms

Unit 9 is available by way of a new full repairing and insuring Lease for a term of years to be agreed.



## Viewing & Further Information



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