



TO LET

614 SQ FT
(57.04 SQ M)

£750 PER MONTH

Self contained
studio/workshop, with large
car park to rear

- Prominent position on a busy main road with excellent passing trade and visibility
- Self-contained entrance with secure roller shutters
- Established building
- Generous communal car parking to the front and rear

Summary

Available Size	614 sq ft
Rent	£750 per month
Business Rates	Included in the rent
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (79)

Description

The available space is situated within Concept House, fronting a prominent arterial route providing direct access into Swansea City Centre, the immediate locality benefits from a strong mix of established commercial occupiers, contributing to consistent footfall and passing trade.

On offer is a self-contained studio/workshop unit arranged over ground floor level, with its own dedicated entrance secured by roller shutters. The unit is presented in a ready-to-occupy condition and, subject to the necessary planning consents, would suit a range of uses including, but not limited to, beauty and aesthetics, medical or clinical consultation, fitness studio, creative workshop, or general office accommodation.

The unit forms part of a wider multi-let building currently occupied by a number of established trading businesses, including Sign Bros, Lemon Grass, Hair by Glen, Devois Aesthetics, Tyrell PT, and Ymarfer Music.

Location

Ideally positioned on a prominent arterial route on the edge of Swansea City Centre, offering strong connectivity and constant passing traffic

Specification

- Self-contained entrance with roller shutter security
- Carpeted floor finish throughout
- Suspended ceiling with fluorescent strip lighting
- Shared W.C. facilities
- Communal car parking to the front and rear of the building

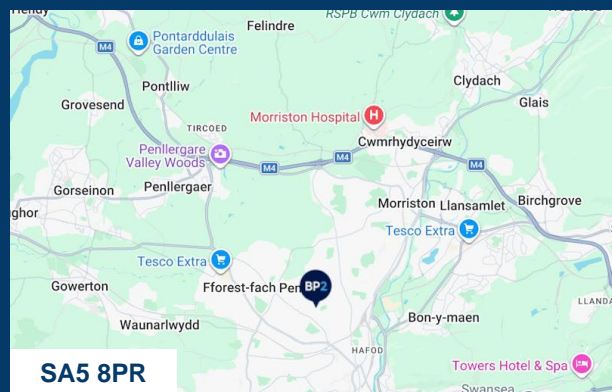
Viewings

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

Terms

Quoting rent - £750 pcm

Rent is inclusive of business rates, buildings insurance and water rates.



Viewing & Further Information



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