

West Glamorgan House, 5th Floor, 12
Orchard Street

Swansea SA1 5AD

**Rees Richards
& Blyth**

commercial | residential | rural



TO LET

307 TO 2,084 SQ FT
(28.52 TO 193.61 SQ M)

£470 - £650 PER MONTH
INCLUSIVE OF UTILITIES,
SERVICE CHARGE AND
BUILDINGS INSURANCE

Business Centre at West
Glamorgan House

- Inclusive Monthly Rents
- Flexible Terms
- Fully Refurbished
- Passenger Lift

reesrichardsblyth.co.uk

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Summary

Available Size	307 to 2,084 sq ft
Rent	£470 - £650 per month Inclusive of utilities, service charge and buildings insurance
Business Rates	We are advised there will no Business Rates payable as each suite will benefit from 100% small business rates relief. Tenants will be responsible for the business Rates if applicable.
VAT	Upon Enquiry
Legal Fees	Each party to bear their own costs
EPC Rating	C (64)

Description

Modern open plan offices available on flexible terms situated to the top floor with views across the city.

Located on the 5th floor of West Glamorgan house on Orchard Street in Swansea City Centre, the accommodation provides a range of refurbished office suites with a spacious kitchen.

The offices are offered fully furnished and ready for immediate occupation, available on flexible monthly all inclusive terms.

Location

The offices are located in the prominent West Glamorgan House building on the east side of Orchard Street in the City Centre of Swansea.

Conveniently and strategically located close to Swansea railway station which has direct services to London, Paddington. The main bus terminal is also in close proximity which provides local and national bus services.

Accommodation

Name	sq ft	sq m	Availability
5th - Office 1	460	42.74	Available
5th - Office 2	485	45.06	Available
5th - Office 3	486	45.15	Available
5th - Office 4	416	38.65	Let
5th - Office 5	214	19.88	Let
5th - Office 6	806	74.88	Available
5th - Office 7	307	28.52	Available
Total	3,174	294.88	

Specification

The property benefits from the following features.

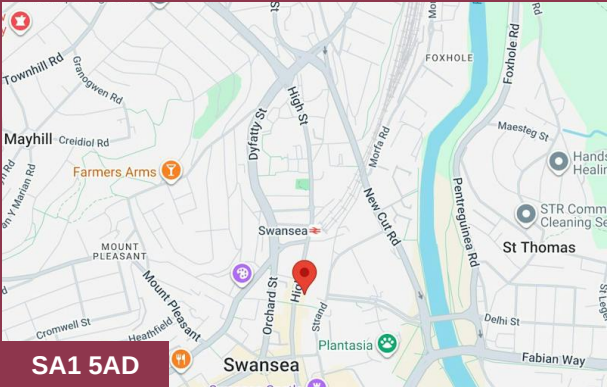
- Flexible & Inclusive Terms
- Kitchen
- Staff W.C
- Passenger Lift

Viewings

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

Terms

Rent to include buildings insurance, service charge, WIFI and utilities.



Viewing & Further Information



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1 month rent to be paid as deposit prior to occupation.

Tenure

Short-Form standard leases are available for immediate occupation, via e-signature.

Minimum term 12 months, rolling monthly notice period thereafter

Video

Video -

