



TO LET

588 SQ FT
(54.63 SQ M)

£8,950 PER ANNUM

Modern Two Storey Office
with Garage/Storage and
Internal Courtyard

- Conveniently located to the rear of Walter Road
- Short walking distance to the City Centre
- Ground Floor Garage/Storage
- Secure rear courtyard with independent access
- Fitted Kitchen
- Business Rates EXEMPT

Summary

Available Size	588 sq ft
Rent	£8,950 per annum
Rates Payable	£2,186.80 per annum The property is exempt from Business Rates once SBRR is applied.
Rateable Value	£3,850
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (84)

Description

A modern, two-storey commercial property is available To Let, providing an open plan office to the first floor, with ground floor storage and garage accommodation.

The property benefits from on-site designated parking, accessed via a secured electric operated roller shutter door to the front.

To the rear is a secure courtyard, which can be accessed independently from the front via a secure entrance door and covered walkway. The rear courtyard provides access to the ground floor garage via a personnel door and to the first floor office via an external steel staircase.

Internally, the ground floor storage/garage has been partially subdivided to provide separate W.C. facilities and also benefits from a small sink and drainer unit positioned along the rear elevation.

The first floor provides an open plan office, partially subdivided to accommodate a fitted kitchen area and a self-contained shower room with w.c facilities.

Location

The subject premises is situated to the rear of Walter Road, just off Caswell Street, within Swansea City Centre. The property occupies a convenient and accessible position, benefitting from close proximity to a range of established local amenities.

The premises is located within a short walking distance of the prime retail area of Oxford Street and is also well positioned for the The Kingsway, located less than half a mile to the east.

Accommodation

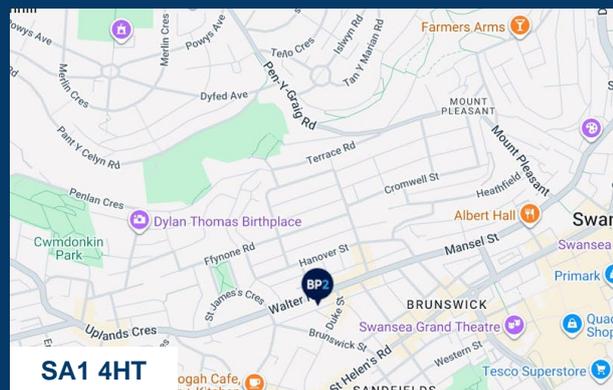
Floor/Unit	sq ft	sq m	Availability
Ground	250	23.23	Available
1st	338	31.40	Available
Total	588	54.63	

Specification

- CCTV System with Monitor
- Intercom Entry System
- Security Alarm
- Gas Central Heating
- Electric Garage Door
- Shower Room & W.C Facilities

Terms

Available on a new lease, at a quoting rent of £8,950 per annum.



Viewing & Further Information



Ceri Daniel

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Energy performance certificate (EPC)

CASWELL MEWS
CASWELL STREET
CENTRAL SWANSEA
SWANSEA
SA1 4HT

Energy rating

D

Valid until:

6 February 2031

Certificate number:

7991-9677-5646-8978-2284

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

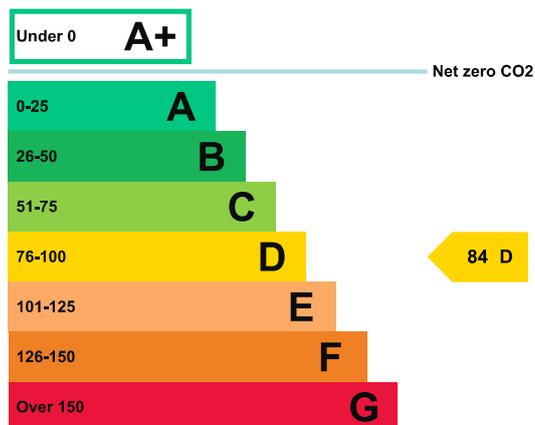
46 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

27 B

If typical of the existing stock

90 D

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	59.77
Primary energy use (kWh/m ² per year)	341

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1131-8850-6051-9945-4025\)](/energy-certificate/1131-8850-6051-9945-4025).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Carl Williams
Telephone	07958 365676
Email	surveys@ecoconnectnetwork.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019769
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Carl Williams
Employer address	21 Bryndulais Row, Seven Sisters, Neath, SA10 9EB
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	5 February 2021
Date of certificate	7 February 2021

Find your business rates valuation

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[Register \(https://www.tax.service.gov.uk/business-rates-property-linking/start\)](https://www.tax.service.gov.uk/business-rates-property-linking/start)

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Property

Caswell Mews, Caswell Street, Swansea, SA1 4HT

Valuation

[Help with future valuation](#)

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Valuation

Future rateable value (from 1 April 2026)

£3,850

This will be the rateable value for the property. It is not what you will pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

[Estimate what the business rates bill may be from 1 April 2026 \(/business-rates-find/estimate-your-business-rates/start?uarn=10962339000&valuationId=27692247000\)](/business-rates-find/estimate-your-business-rates/start?uarn=10962339000&valuationId=27692247000)

Valuations for this property

Valuations ?

Future from 1 April 2026

Effective date ?

1 April 2026

Rateable value

£3,850

Valuations ?

Current [1 April 2023 to present \(/business-rates-find/valuations/10962339000?valuationId=24988215000\)](/business-rates-find/valuations/10962339000?valuationId=24988215000)

Effective date ?

1 April 2023

Rateable value

£3,250

Valuations ?

Previous [22 June 2017 to 31 March 2023 \(/business-rates-find/valuations/10962339000?valuationId=19524907000\)](/business-rates-find/valuations/10962339000?valuationId=19524907000)

Effective date ?

4 May 2017

Rateable value

£3,150

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Valuation details

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How the rateable value is calculated

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