



Unit 7, Llys Caer Felin, Swansea, SA5 4HH

Ground floor offices to let with communal kitchen & W.Cs. Additional storage available -
All Inclusive Rent

Summary

Tenure	To Let
Available Size	671.67 sq ft / 62.40 sq m
Rent	£15,000 per annum
Service Charge	N/A
Rates Payable	£2,896.80 per annum
Rateable Value	£5,100
EPC Rating	B (49)

Key Points

- Rent £15,000 inclusive of electric, heating & service charge
- On-site parking available
- Additional storage and first floor offices available (subject to negotiation)
- Available from 1st July 2026

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Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	B (49)

Description

The property comprises a mid terrace light industrial warehouse. The unit is of portal frame construction with coated profile steel cladding above external cavity brickwork.

The demised area comprises, three offices, with communal kitchen and WCs.

The offices are fitted to a good standard and benefit from electric panel heaters and on-site parking. Further office space is available on the first floor with a shared meeting room.

Location

The subject property is situated in Llys Cae Felin off Felinfach on the well established Swansea West Business Park.

The park is located approximately 3.4 miles North West of Swansea city centre and benefits from excellent transport links, being 2.8 miles south of Junction 47 of the M4 motorway.

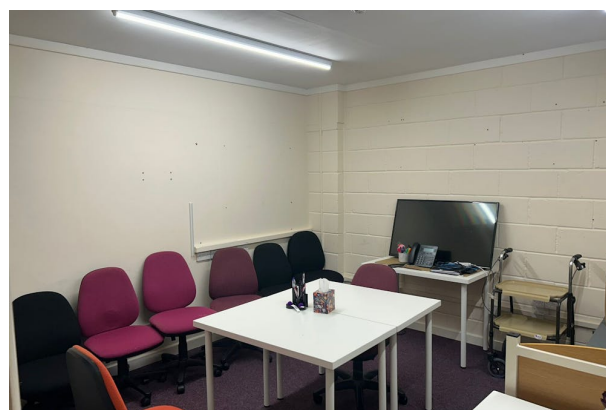
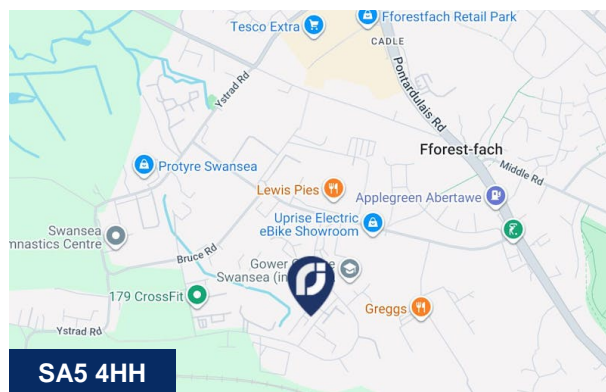
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Office 1	253.60	23.56
Ground - Office 2	163.61	15.20
Ground - Office 3	122.71	11.40
Ground - Toilets	66.31	6.16
Ground - Kitchen	65.44	6.08
Total	671.67	62.40

Tenure

The accommodation to let is available by way of a new sublease for a term of years to be agreed.



Viewing & Further Information



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