



## LONG LEASEHOLD INVESTMENT FOR SALE

### Office Suite SF2B

Ethos

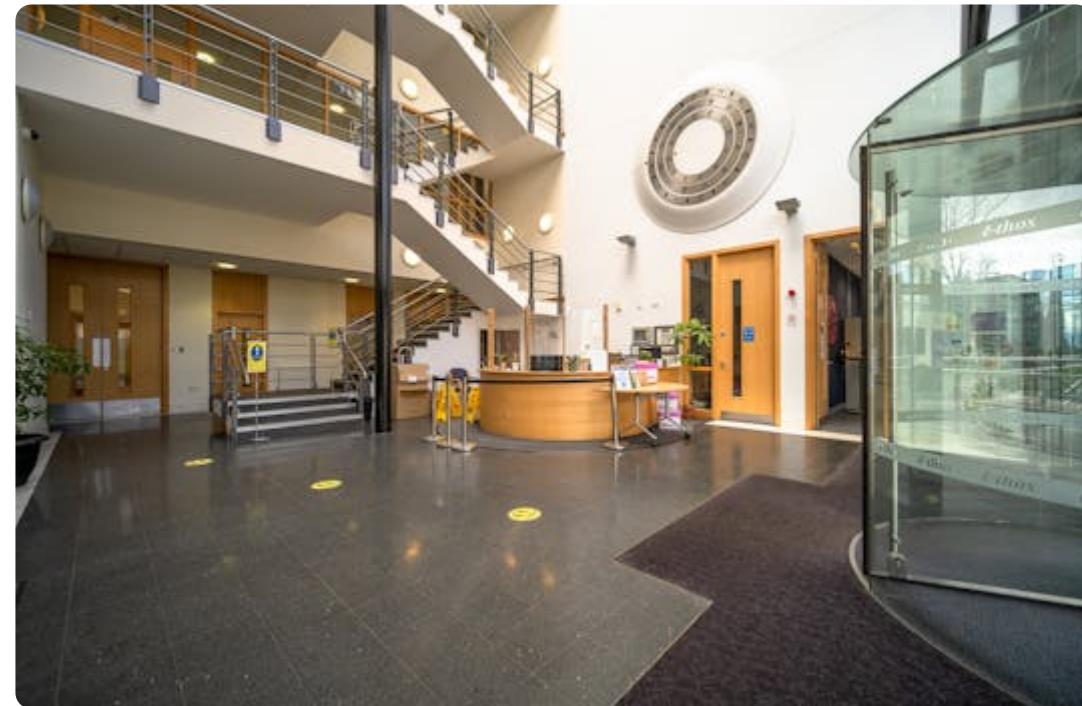
Kings Road, Swansea,  
SA1 8AS

[View online](#)

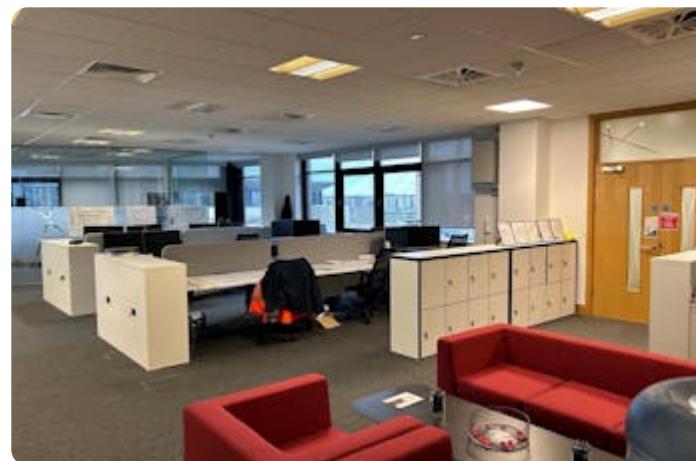
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[www.rjcharterdsurveyors.co.uk](http://www.rjcharterdsurveyors.co.uk)

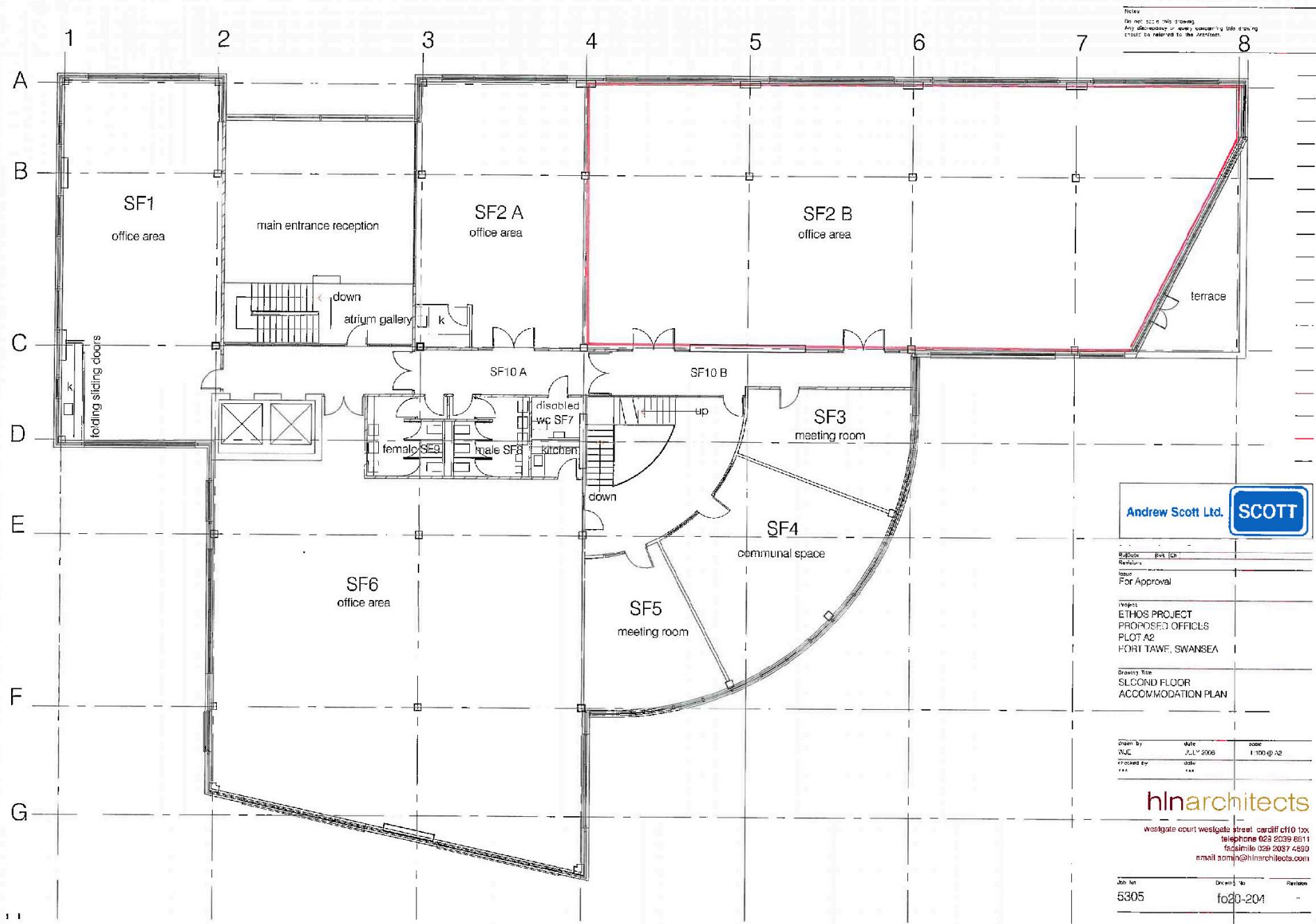


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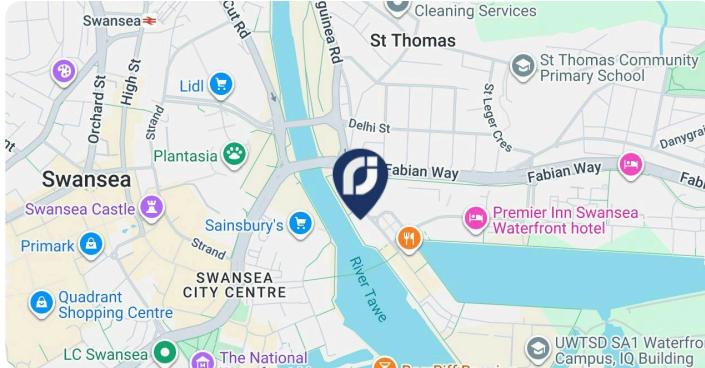


## Specifications & Features

- Long Leasehold office suite investment occupying a prominent waterside location
- Located in the SA1 waterfront development with direct transport links into Swansea City Centre and M4 Corridor via Fabian way
- Single Let to Daiwa Modular Europe LTD on a 5 year FRI lease from 16th September 2022 expiring 15th September 2027.
- Rent passing at £42,000 in Year 1, £44,000 in Year 2 & 3, rising to £46,500 per annum in Year 4 & 5
- Long Leasehold interest of 999 years for sale from 2008

## Further Information

- [View On Website](#)



## Location

Located within the Ethos building and the SA1 Waterfront development, on the edge of Swansea City Centre and approximately four miles to the west of junction 45 of the M4 Motorway.

The Ethos building fronts onto Kings Road, overlooks the city and river to the rear and has a prominent position within the waterfront development.

## DESCRIPTION

Ethos is one of Swansea's leading office developments which is a detached four storey purpose-built office building and comprises the following specification: - Underground carpark & bike racks - Shared W.C Facilities - Passenger lift - Communal reception area - Meeting and conference rooms - Breakout rooms - Visitor parking - Cafe - Terrace

## TENANCY INFORMATION

The Suite is let to Daiwa House Modular Europe at a rent of £42,000 in Year 1, rising to £44,000 in Year 2 & 3, and £46,500 in Years 4 & 5 on a full repairing and insuring lease by way of service charge for a term of 5 years from 16th September 2022.

## TENURE

Long Leasehold subject to occupational leases.

## PRICE

Offers in the region of £550,000

## BUSINESS RATES

Rateable Value: £39,500

Rates Payable: £22,436 per annum

## LEGAL COSTS

Each party to bear their own costs

## EPC

C (63)

## VAT

Applicable

## INSURANCE

n/a

## Contact Us



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## OUR OFFICES

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[Cardiff: Find us on Google Maps](#)  
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