



## TO LET

4,289 SQ FT  
(398.46 SQ M)

£36,000 PER ANNUM

A distinctive detached commercial property with car parking, located on the established Swansea Enterprise Park..

- Showroom/Office HQ Building
- Prominent and architecturally distinctive detached building
- Flexible accommodation across two floors
- Immediate availability
- Suitable for a wide range of commercial uses (STP)
- Car Parking

## Summary

Available Size	4,289 sq ft
Rent	£36,000 per annum
Rates Payable	£14,484 per annum
Rateable Value	£25,500
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£150 per annum
EPC Rating	D (76)

## Description

Tower House is a highly distinctive, detached commercial building offering versatile accommodation arranged over ground and first floors.

The building has historically been used for office and showroom purposes and would readily suit office, healthcare, education, studio, or alternative commercial uses, subject to any necessary consents.

The ground floor comprises predominantly open-plan accommodation providing a strong sense of space and natural light, complemented by ancillary offices, kitchen facilities, WCs, storage, and circulation areas. The first floor provides a combination of open-plan and cellular accommodation accessed via a central landing, together with further kitchen and WC facilities.

Occupiers in close proximity are Bergoni, Muscle Fitness, Goose Island, MDP Supplies. There are a number of national occupiers such as Land Rover Jaguar, JD Gym, Smyths Toy Superstore, ASDA, Burger King and many more.

## Location

Tower Court is located in Swansea's Enterprise Park, an established commercial area to the north-east of Swansea. The property benefits from convenient access to the A48 and M4 motorway (J44), providing excellent regional connectivity. Local amenities and public transport links are also available within close proximity.

## Accommodation

The property provides the following Net Internal Area (NIA).

Floor/Unit	Description	Size	Availability
Ground	Ground Floor	2,355 sq ft	Available
1st	First Floor	1,934 sq ft	Available

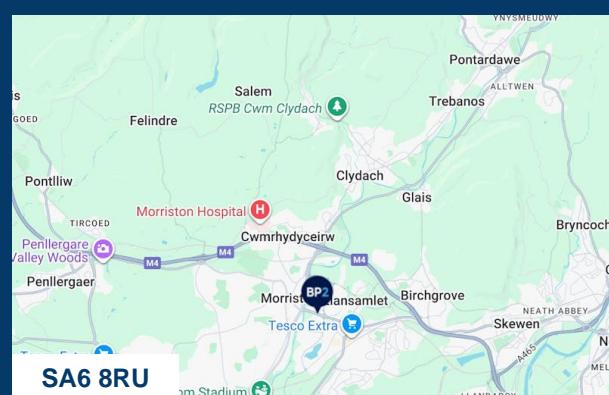
## Specification

- Mix of open plan and cellular offices and meeting rooms
- Suspended ceilings with recessed lighting to office areas
- Mixture of carpeted and hard floor finishes
- Kitchens to ground and first floor
- W.C & shower facilities
- Central staircase linking ground and first floors
- Gas central heating

## Terms

FRI Lease Quoting rent £36,000 per annum.

An incentive package can be negotiated to assist occupier fit out works.



## Viewing & Further Information



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