

3 New Mill Court

Llansamlet Swansea, SA7 9FG

BP2

Commercial Property
& Development Land



FOR SALE

5,306 SQ FT
(492.94 SQ M)

£450,000

Prime Business Park Offices
with Dedicated On-Site
Parking

- Business Park Location
- 25 Parking Spaces
- Flexible Layout
- Integral Garage with Roller Shutter Access
- Self-contained First Floor Access
- Ideal for Owner Occupation/Investment

Summary

Available Size	5,306 sq ft
Price	£450,000
Rates Payable	£15,194 per annum
Rateable Value	£26,750
Service Charge	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£1,284 per annum
EPC Rating	Upon enquiry

Description

3 New Mill Court is a substantial and versatile commercial building arranged over two storeys. Offering 5,306 sq ft of well-configured accommodation, this property is ideal for office, professional services, or other commercial uses (subject to planning).

The building provides a mix of open-plan and cellular offices, meeting rooms, storage areas, WCs, shower and kitchen facilities. It also benefits from an integral garage.

The property provides self-contained access to the first floor and is provided with toilet and kitchen facilities to both levels making sub-division an option if required.

Location

The property is situated on New Mill Court within Swansea Enterprise Park, just off Fabian Way (A483) providing direct access to Junction 44 of the M4 motorway approximately 2 miles to the north-west and excellent links into Swansea city centre (3½ miles) and beyond.

Accommodation

Name	sq ft	sq m	Availability
Ground - Ground Floor Offices	2,857	265.42	Available
1st - First Floor Offices	2,449	227.52	Available
Total	5,306	492.94	

Specification

- Two Storey, Detached Premises
- Brickwork Construction
- Pitched, Tile Roof
- Staff Kitchens & W.C/Shower Facilities
- Intruder Alarm
- Security Shutters to Ground Floor
- Self-contained First Floor access
- Suspended ceilings
- Carpeted Floor tiles
- Furniture to remain if required

Tenure

Long leasehold interest of 125 years from 25th December 1988 at a peppercorn rental.

Video

- Virtual Tour - <https://tour.giraffe360.com/df7d923b250d47c4bb6b48d9d1b38998>



Viewing & Further Information



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