



TO LET

2,418 SQ FT
(224.64 SQ M)

£30,000 PER ANNUM

SA1 Offices with Waterside
& Dock Views

- Waterfront Location & SA1 Dock Views
- Adjacent to £350m SA1 Swansea Waterfront Campus
- Existing Office Fitout
- Grade II Listed Building

Summary

Available Size	2,418 sq ft
Rent	£30,000 per annum
Rates Payable	£13,488 per annum
Rateable Value	£24,000
Service Charge	£4,125 per annum
VAT	Applicable
EPC Rating	D (99)

Description

The J Shed is a Landmark Grade II listed building in the landmark SA1 development providing modern, high quality commercial space.

The available office is the only 1st floor suite with dual aspect views, ready for immediate occupation with kitchen/breakout, meeting room and various offices.

This unique building overlooks SA1 Dock and provides accommodation to a range of commercial occupiers on the ground floor including, Rasoi, The Welsh House and the highly anticipated THE SHED Restaurant together with a mix of residential and office occupiers to the first floor.

The Vendor will also consider a sale.

Location

J Shed is located in the heart of the £200m redevelopment of SA1 in Swansea which houses occupiers including Sancta Maria Hospital, Village Hotel, Starbucks and UWTSD.

The property benefits from pedestrian access into Swansea City Centre and Railway Station with excellent road links via Fabian Way accessing the M4 via Junction 42.

Accommodation

Name	sq ft	sq m	Availability
Ground - Ground Floor	1,633	151.71	Available
Mezzanine - Mezzanine Level	785	72.93	Available
Total	2,418	224.64	

Specification

The property benefits from the following features.

- W.C & Shower Facilities
- Kitchen
- Conference / Board Room
- Bespoke Window Sails to the Pitched Roof
- Dual Aspect Views to SA1 Dock and Swansea
- Mezzanine Floor

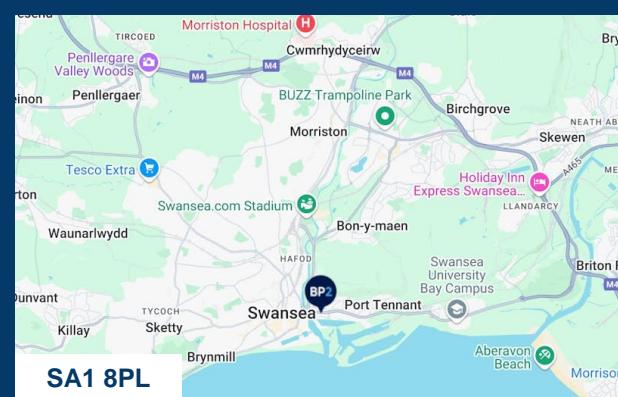
Terms

Lease - £30,000 per annum.

A sale will also be considered.

Video

- 360 Tour - <https://tour.giraffe360.com/de8821d1c93247d8863a2ca47fa5bad1>



Viewing & Further Information



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