



TO LET

Site / Depot, 2 Cynon Close,
Swansea, **SA6 8QA**

A well located depot / site with workshop units and welfare accommodation - located at Swansea Enterprise Park

- Self-contained site totalling 0.91 acres - fenced and gated
- Surfaced - regular shape, yard area circa 0.75 acres
- Workshop and office / welfare accommodation on part totalling 4,045 sq ft
- Temporary structure / unit in addition of circa 1,500 sq ft



Size

0.91 Acres (0.37 Hectares)

Rent

Rent on application

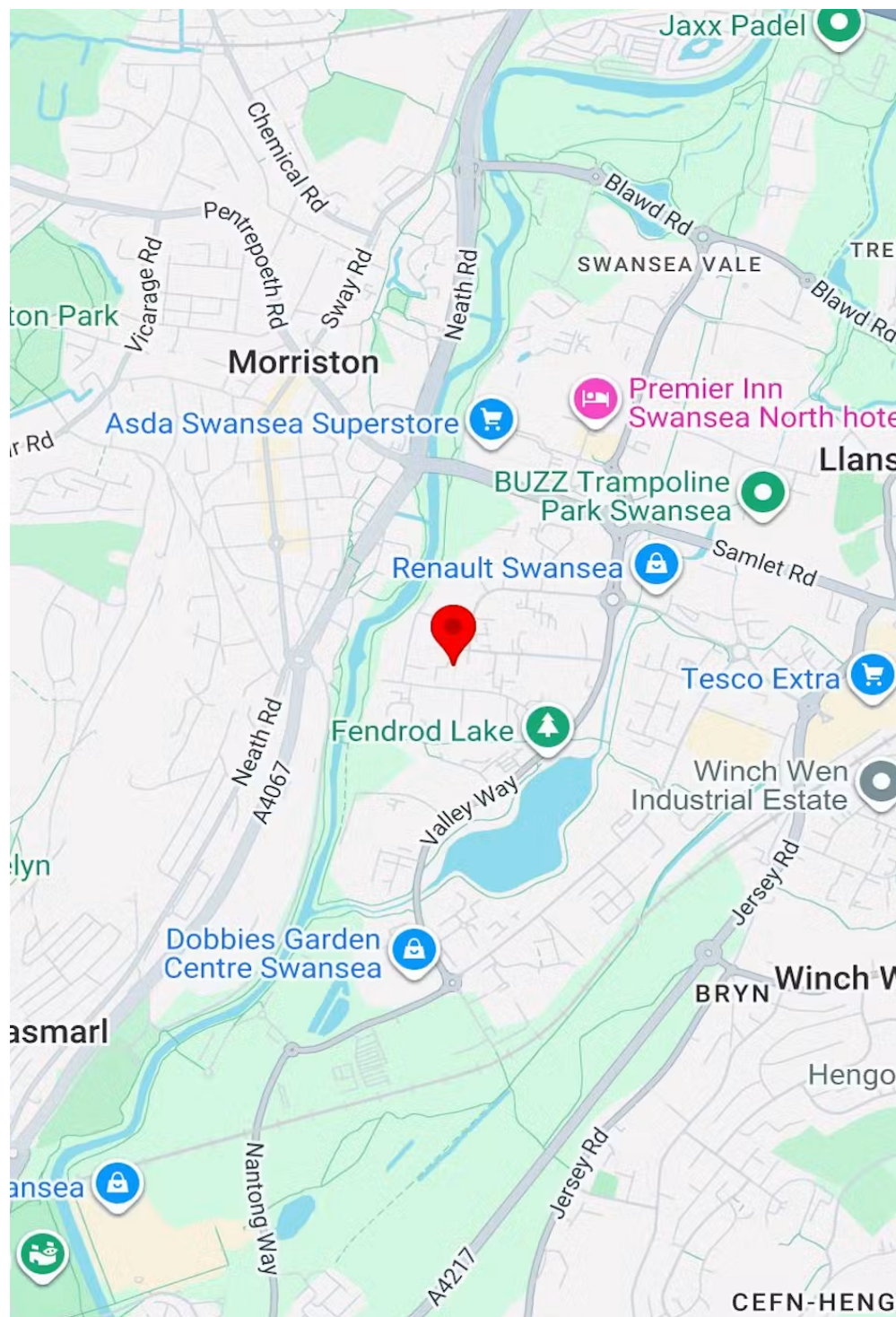
Location

The property is located at Cynon Close and is accessed via Kemys Way and Valley Way in turn. The position within the Enterprise Park affords excellent road access to both the city and wider area with the M4 (J45) (J44) within 10 minutes drive time. Amenities in the area include ASDA, Starbucks, Costa, Greggs, and JD Gyms.

Connectivity

Road

J45, M4	10 minutes
J44, M4	10 minutes



Description

The subject property currently operates as a bus / transport depot and is well located within Swansea Enterprise Park. The current occupier is relocating due to a larger site within Swansea to allow expansion. The site provides a large level and surfaced yard area with ancillary workshop and office / welfare accommodation. The site is fenced and accessed via double gates.

Specification



EPC: D (90)



Loading Doors
(Surface level): 2

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
Workshop 1	730	68
Workshop 2	1,326	123
Office / Welfare	974	90
Office /Welfare	1,015	94
TOTAL	4,045	376

The accommodation comprises the following areas:



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Lease Terms

New Lease New Lease available for a term of years to be agreed

Business rates

Rateable Value: £30,750
Rates Payable: £15,436.50 per annum based on April 2026 Valuation

Legal Costs

Each party to bear their own costs

EPC

D (90)

VAT

Applicable

Availability

Available Q4 2026

Contact

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Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

These particulars do not constitute any part of an offer or contract.

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All terms quoted exclusive of VAT unless otherwise stated.

Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.