



Suite A, Building 3, Waterside Business Park, Swansea Enterprise Park, Swansea, SA6 8AH

Office To Let

Summary

Tenure	To Let
Available Size	761 sq ft / 70.70 sq m
Rent	£10,000 per annum payable quarterly in advance
Service Charge	£3,301 per annum Budget Year End December 2024
Business Rates	To be assessed
EPC Rating	D (78)

Key Points

- Established business park / office location - adjacent occupiers include JCP and DWP
- Refurbished to Grade A specification
- DDA compliant
- Public transport links
- High quality ground floor office suite
- Comfort cooling
- Generous car parking (5 spaces)

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Summary

Available Size	761 sq ft
Rent	£10,000 per annum payable quarterly in advance
Business Rates	To be assessed
Service Charge	£3,301 per annum Budget Year End December 2024
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£320 per annum Approximate Premium for Year Ending December 2024
EPC Rating	D (78)

Description

Waterside Business Park is the premier office development within the heart of the vibrant Swansea Enterprise Park. Occupiers include JCP Solicitors , Bauer Media, and DWP. High quality self-contained ground floor office suite available within Building 3 by way of a new Lease.

Location

Waterside Business Park is located within the heart of the Swansea Enterprise Park - adjacent to the Fendrod Lake and in close proximity to the Mercure Hotel. The city centre and Swansea Rail Station is less than 3 miles from the Park and the M4 is easily accessible being only 2.5 miles away (Junction 45). Occupiers on the Park include JCP Solicitors and DWP.

Swansea is the second largest city in Wales with a local population in Wales with a local population of 244,500 (2016) and a catchment of 685,000 within the Swansea Bay City Region. Major investment and expansion has continued within Swansea's higher education sector with both Swansea University and University of Wales Trinity St Davids with new campus and facilities being developed recently.

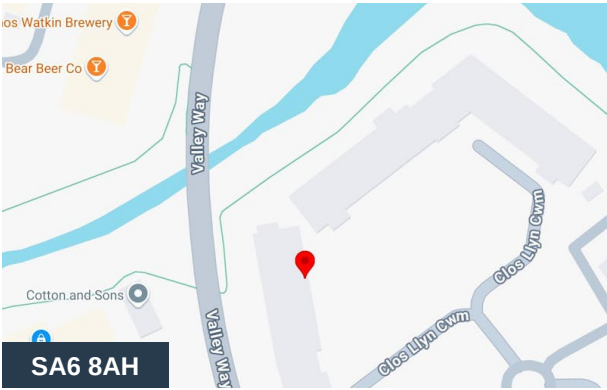
Waterside Business Park is located within a Tier 1 area for financial assistance. Interested parties should seek advice from the Welsh Government and Swansea County Council - contact details can be provided.

Specification

Refurbished ground floor office suite.

Terms

New Full Repairing & Insuring Lease - for a Term of years to be agreed.



Viewing & Further Information



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