



**Suite C, Building 3, Waterside Business Park, Clos Llyn Cwm,
Swansea, SA6 8AH**

Office To Let

Summary

Tenure	To Let
Available Size	3,668 sq ft / 340.77 sq m
Rent	£40,500 per annum
Service Charge	£19,000 per annum current budget for the year ending 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 (21 spaces)

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Summary

Available Size	3,668 sq ft
Rent	£40,500 per annum
Business Rates	To be assessed
Service Charge	£19,000 per annum current budget for the year ending December 2024
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£1,475 per annum current premium for the 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 and DWP. High quality self-contained ground floor office suite available within Building 3 by way of a new Lease.

Location

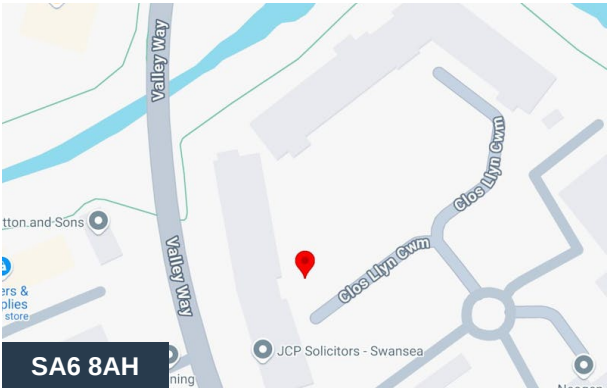
Waterside Business Park is located within the heart of the Swansea Enterprise Park - adjacent to the Fendrod Lake and in close proximity to the Mercure Hotel. The city centre and Swansea Rail Station is less than 3 miles from the Park and the M4 is easily accessible being only 2.5 miles away (Junction 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 241,282 (2022) 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.

Specification

Refurbished to include new LED lighting, comfort cooling system

Terms

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



Viewing & Further Information



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