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ROWLAND JONES
Chartered Surveyors

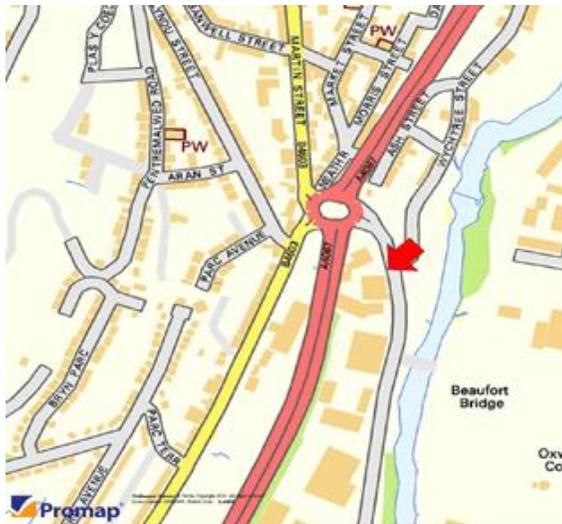


Unit D – Beaufort Yard
Beaufort Road
Morrison
Swansea
SA6 8EY

- Purpose built industrial unit
- Gross Internal Area: 298m² (3,206ft²)
- Established commercial estate
- RENT: £9,000 per annum, exclusive



LOCATION



DESCRIPTION & LOCATION

The subject property is situated off Beaufort Road in Morrision. Approximately 3.3 miles North of Swansea City Centre and benefits from excellent transport links, being within 2 miles of junction 45 of the M4 motorway.

y. The property comprises an end of terrace, purpose built warehouse, constructed of a steel frame structure, clad in profile steel sheets under a pitched roof, incorporating translucent panels. Roller shutter and pedestrian access.

ACCOMMODATION

Description	m ²	ft ²
Warehouse	234	2518
Rear Storage	64	688
Gross Internal Area	298	3,206

TENURE

The property is available on a new Full Repairing and Insuring Lease for a term to be negotiated.

SERVICE CHARGE & VAT

VAT

All figures exclusive of VAT, where applicable

BUSINESS RATES

Rateable Value £7,000
UBR for Wales 2017/18 49.9p in the £

Interested parties are asked to verify this information by contacting the local authority.

VIEWING ARRANGEMENTS

NICHOLAS FOUNDS

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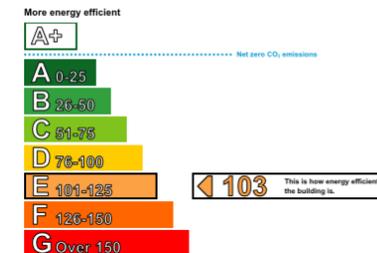
ANGELA EVANS

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EPC

Energy Performance Asset Rating



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