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Ethos, Kings Road, SA1, Swansea Waterfront, Swansea, SA1 8AS.

ROWLAND JONES
Chartered Surveyors



To Let
£12,500 p/a



Unit 12 – Llys Cae Felin
Felinfach
Swansea West Business Park
Fforestfach
Swansea, SA5 4HH

- Mid-terrace warehouse/Industrial unit
- Comprises: Main warehouse, 2 x offices, 2 x WC & mezzanine storage
- Gross internal area: 221.8m² (2,387ft²)
- Rent: £12,500 per annum exclusive



LOCATION

The subject property is situated in Llys Cae Felin off Felinfach on the well-established Swansea West Business Park. The park is located approximately 3.4 miles North West of Swansea City Centre and benefits from excellent transport links, being 2.8 miles south of Junction 47 of the M4 motorway. The park is a popular business location comprising a mixture of large industrial premises and estates of small terraced units which over the years have attracted a range of commercial occupiers.

DESCRIPTION

The property comprises an mid-terrace, warehouse/distribution unit, constructed to a high specification with coated profile steel cladding under a pitched roof. The unit benefits from 3 phase electricity, a glazed personnel door and vehicular access via a level access roller shutter door (H-4.4m W-3.9m) located on the front elevation and opening out onto a communal yard.

Internally the unit benefits from two offices, toilet facilities and a mezzanine storage area. The unit benefits from dedicated parking spaces located to the front of the unit.

ACCOMMODATION

Description	m ²	ft ²
Warehouse	198.5	2137
Office	23.3	250
Gross Internal Area	221.8	2387

TENURE

The property is available to let on a new Full Repairing and Insuring lease, terms to be negotiated.

SERVICE CHARGE & VAT

The ingoing tenant will be responsible for the service charge, levied for the upkeep of the communal areas.

VAT

All figures exclusive of VAT, where applicable

BUSINESS RATES

Rateable Value £10,000
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

☐ 01792 479845

@ nicholas@rowlandjones.co.uk

@ angela@rowlandjones.co.uk

ANGELA EVANS

☐ 01792 479830

EPC

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **97** This is how energy efficient the building is.

Rowland Jones Chartered Surveyors for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

1. These particulars and all information, descriptions, dimensions, references to condition and necessary permissions for use and occupation referred to therein, are given in good faith without responsibility on the part of Rowland Jones Chartered Surveyors, the vendors or lessors and are intended as a general outline for the guidance of prospective purchasers or lessees and do not constitute or form part of any offer or contract.
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4. All terms quoted are exclusive of V.A.T. unless otherwise stated. Interested parties must make their own enquiries to establish the V.A.T. implications prior to entering into any agreement.



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