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



**To Let**  
**£9,500 p/a**

2 De La Beche Street,  
Swansea,  
SA1 3EY

- Self contained offices
- Off road parking
- Net internal area : 125M<sup>2</sup> (1,340FT<sup>2</sup>)
- Rent £9,500 PA



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## LOCATION

The property is situated in a prominent position on De La Beche Street, on the outskirts of Swansea City Centre. The property benefits from good transport links being within close proximity to both the train and bus stations.

## DESCRIPTION

The subject property comprises a mid-terrace, two storey premises of traditional construction, the property benefits from a small basement and attic storage.

Internally, the property is currently configured to offer a number of offices over the ground and first floors with a kitchen and male and female WC facilities on the ground floor. The property benefits from rear parking for up to 5 cars.

## ACCOMMODATION

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	60	643
First Floor	45	482
Second Floor	20	215
Net Internal Area	125	1,340

All areas and dimensions are approximate, verification is recommended.

## TENURE

The unit is available immediately on a new lease, terms to be negotiated

## BUSINESS RATES

Rateable Value £5,100  
UBR for Wales 2019/20 52.6 p in the £

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

## VIEWING ARRANGEMENTS

NICK FOUNDS

☐ 01792 479845

@ [nick@rj-cs.co.uk](mailto:nick@rj-cs.co.uk)

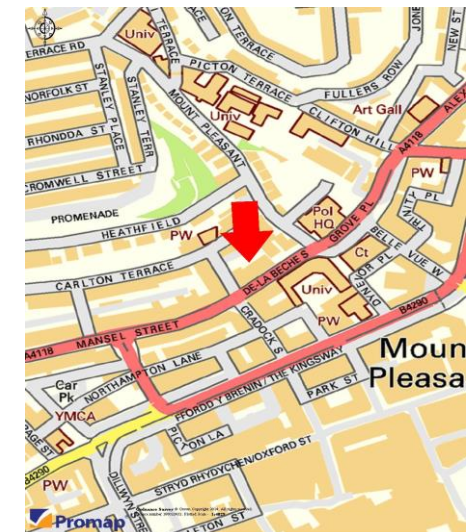
ADAM HARRIS

☐ 01792 479841

@ [adam@rj-cs.co.uk](mailto:adam@rj-cs.co.uk)

## EPC

An EPC has been commissioned and will be available for inspection shortly.



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

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