

TO LET

**3rd, 4th & 5th Floor
Ty Nant
180 High Street
Swansea SA1 1NL**

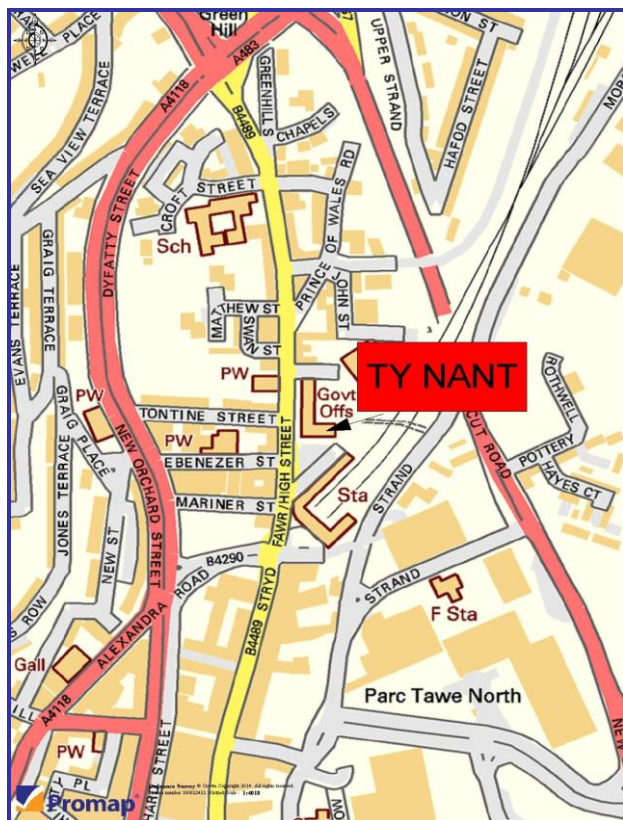


**CITY CENTRE OFFICES WITH PARKING
PROMINENT LOCATION
NIA: FROM 181.90 SQ M (1,958 SQ FT) TO
2,575.8 SQ M (27,726 SQ FT)
FLEXIBLE TERMS AVAILABLE**

Ethos Kings Road SA1 Swansea Waterfront Swansea SA1 8AS

Tel : 01792 648809 Fax : 01792 641110

www.rowlandjones.co.uk



For Identification Only – Not to Scale

DESCRIPTION

Ty Nant comprises a five-storey detached office building, providing good quality office accommodation. The available offices are located on the 3rd, 4th and 5th floors. The offices benefit from lift access, male and female WC facilities on every floor and on-site parking.

LOCATION

Ty Nant is located on High Street within Swansea's city centre, situated within close proximity to the main shopping area, the property benefits from many local amenities.

The property benefits from excellent transport links, located on one of Swansea's main arterial routes, adjacent to the city's train

station and approximately 5 miles from Junction 45 of the M4 motorway.

ACCOMMODATION

Description (NIA)	Sq m	Sq ft
3 rd Floor	853.58	9,188
4 th Floor	887.5	9553
5 th Floor	8984	8984

All areas and dimensions are approximate, verification is recommended.

TENURE

The offices are available by way of a new lease for terms to be negotiated. Short term leases will be considered.

RENT

£7 per sq ft incl. of rent and SC. Incentives Available.

BUSINESS RATES

To be re-assessed.

ENERGY PERFORMANCE CERTIFICATE

The property has an Asset Rating of '59' (C). A copy of the EPC can be provided upon request.

VAT

All figures exclusive of VAT where applicable.

VIEWING

Strictly by prior appointment through the joint letting agents.

NICHOLAS FOUNDS

ROWLAND JONES CHARTERED SURVEYORS

☎ 01792 479845

@ nicholas@rowlandjones.co.uk

GARY CARVER

SAVILLS

☎ 029 2036 8963

@ gcarver@savills.com