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



Cambrian Complex (Offices)
Ystrad Road,
Swansea West Business Park,
SA5 4HJ

- Well presented ground floor office accommodation
- Ample on-site parking provided to the front of the offices
- Conveniently located for the M4 motorway
- INCLUSIVE rent
- Net internal area (from): 155.7m² (1,676ft²)



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LOCATION

The offices are located alongside Ystrad Road in Fforestfach on the popular Swansea West Business Park. The park houses a mix of industrial, distribution and trade counter occupiers.

The property is located approximately four miles to the north west of Swansea city centre and three miles from junction 47 of the M4.

DESCRIPTION

The property comprises well presented, self-contained offices. There are seven offices ranging in size accessed through a large entrance lobby and connected via a rear corridor.

The offices benefit from double glazed windows, laminate flooring, data trunking and wall mounted heaters. Facilities further include a kitchen and WC facilities. The offices are currently vacant and available for immediate occupation.

ACCOMMODATION

Description	m ²	ft ²
Office 1	30.8	331.5
Office 2	21.5	231.4
Office 3	13.2	142.1
Office 4	12.9	138.9
Entrance lobby	15.3	164.7
Kitchen	8	86.1
Office 5	16.9	181.9
Office 6	13.4	144.2
Office 7	23.7	255.1
NIA	155.7	1,676

TENURE

Available on a new full repairing and insuring lease, for a term to be negotiated.

SERVICE CHARGE & VAT

The rent is inclusive of service charge.

BUSINESS RATES

The rent is inclusive of the business rates.

VIEWING ARRANGEMENTS

NICK FOUNDS

☐ 01792 479845

@ nick@rj-cs.co.uk

ADAM HARRIS

☐ 01792 479841

@ adam@rj-cs.co.uk

RENT

We are seeking a rent of £25,000 p/a, inclusive of:

- Business Rates
- Building insurance
- Service charge
- Electricity
- Water
- WiFi

RJ 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 RJ 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.
2. Intending purchasers or lessees must satisfy themselves by inspection, enquiry or otherwise to the correctness of each of the statements contained in these particulars.
3. The vendor does not make or give, nor are any of the partners of RJ Chartered Surveyors authorized to make or give, any representations or warranties whatsoever in relation this property.
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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LOCATION



EPC

Energy Performance Asset Rating

More energy efficient

A+

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

◀ 114 This is how energy efficient the building is.

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