

# TO LET

**Offices at Unit 1 Ystrad Road  
Swansea West Business Park  
Fforestfach  
Swansea  
SA5 4DJ**



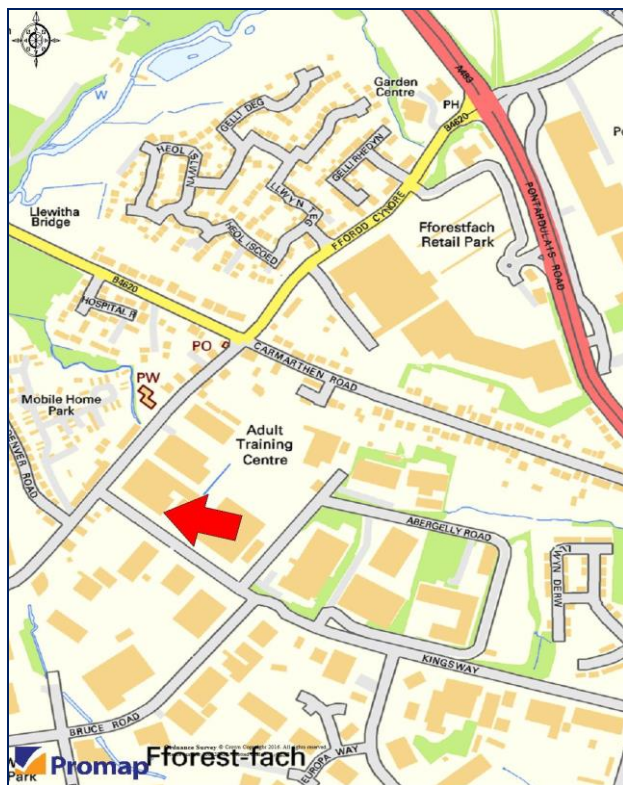
**OFFICES WITHIN POPULAR BUSINESS PARK  
AMPLE ON-SITE PARKING  
APPROX. 3 MILES TO M4  
NET INTERNAL AREA 80m<sup>2</sup> (863ft<sup>2</sup>)**

**£8,500 PER ANNUM, INCLUSIVE**

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

**Tel : 01792 648809 Fax : 01792 641110**

**[www.rowlandjones.co.uk](http://www.rowlandjones.co.uk)**



Not to Scale – For Identification Only

#### LOCATION

The offices are located along 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 motorway.

#### DESCRIPTION

The property is split into four separate offices which are accessed via a communal hallway/staircase. The office suite has its own secure entry and intercom system.

This suite comprises four rooms accessed off an internal corridor. There is a communal kitchen and WC facilities. The offices benefit from double glazed windows and wall mounted radiators. There is ample car parking on site.

#### ACCOMMODATION

Description	m <sup>2</sup>	ft <sup>2</sup>
Total Net Internal Area	80	863

All areas and dimensions approximate, verification is recommended.

#### TENURE

The offices are available on a new inclusive lease, for a term to be negotiated.

#### RENT

We are seeking a rental of £8,500 per annum, inclusive of;

- Building Insurance
- Maintenance charges
- Cleaning
- Heating

Excluding;

- Business rates and electricity

#### BUSINESS RATES

UBR in Wales 2017/18 49.9 pence in the £

Rateable value: £6,000

We understand that under the Welsh Government Business Rates Relief Scheme business premises with a rateable value of up to £6,000 will receive 100% relief. Interested parties are asked to verify this information by contacting the local rating authority.

#### SERVICE CHARGE

Not applicable.

#### ENERGY PERFORMANCE CERTIFICATE

Available for inspection shortly.

#### VAT

All figures are exclusive of VAT where applicable.

#### VIEWING

Strictly by prior appointment through the sole agents. Please contact:

**NICHOLAS FOUNDS**      **ANGELA EVANS**  
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