

TO LET



NEWLY REFURBISHED  
**MATRIX HOUSE**  
Swansea Enterprise Park • Swansea

**SA6 8RE**



EMAIL



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# MATRIX HOUSE

Swansea Enterprise Park • Swansea

## LOCATION

Situated in the heart of the Swansea Business Park, Matrix House offers superb open plan, modern accommodation within easy access of both Swansea city centre and the M4. Swansea is the second largest city in Wales with a local population of 245,500 (ONS, 2017) and a catchment of 1.5 million within an hour's drive. Swansea is the administrative and commercial centre for the West Wales region.

Matrix House is situated only 2.7 miles from Swansea central which offers regular services to Cardiff and London with the quickest journey time to London of approximately 3 hours. Swansea benefits from a first class university with a population of over 20,831 students.



## BUILDING SPECIFICATIONS

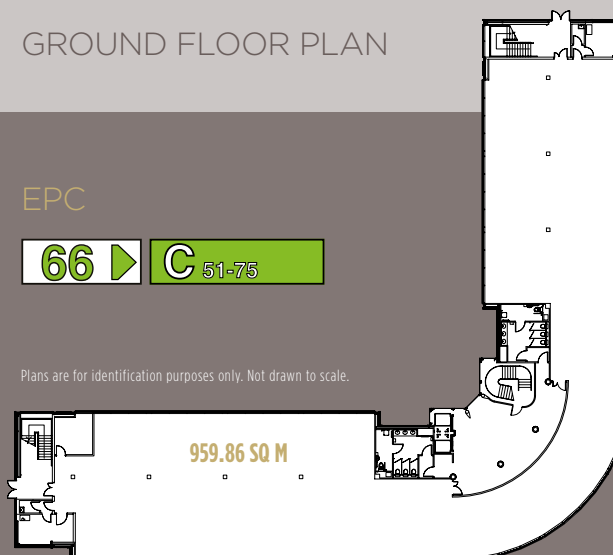
The large floor plates offer comfortable and practical high quality office space.

- Full height reception area
- Four pipe fan coil comfort cooled system
- Fully accessible raised floors
- Suspended ceilings with LED lighting
- Fully carpeted
- 2 passenger lifts with internal and external views
- Generous car parking
- 24 hour access and security

## ACCOMMODATION

FLOOR	SQ M	SQ FT	TO LET / OCCUPIED
Ground	959.86	10,332	TO LET
1st	990.68	10,664	LET TO Public Health Wales
2nd	990.68	10,664	LET TO Velindre NHS Trust
3rd	990.68	10,664	LET TO Velindre NHS Trust and Toast
<b>Total</b>	<b>3,932.03</b>	<b>42,324</b>	

## GROUND FLOOR PLAN



## EPC





## DESTINATIONS

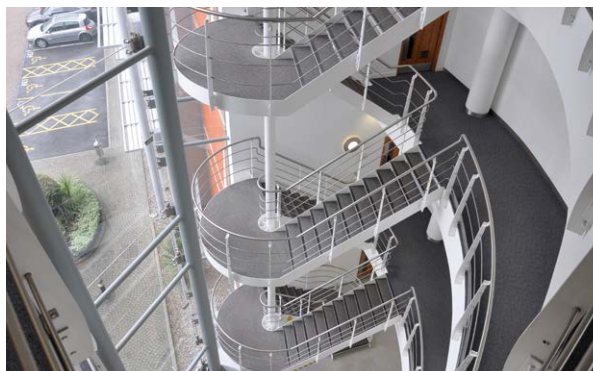
Destination	Distance (miles)
Swansea Central Station	2.7
Liberty Stadium	1.2
M4 Junction 44	3.1
Cardiff	22
Cardiff	42
Bristol	81
London	187

## TERMS

The offices are available as a whole floor. Consideration will also be given to subdivision. Please contact the agents for further details.

## FINANCIAL ASSISTANCE

Matrix House is located in a Tier 1 area for financial assistance. Interested parties should seek advice from the Welsh Government on 0300 603 000 and Swansea City Council on 0172 636 000.





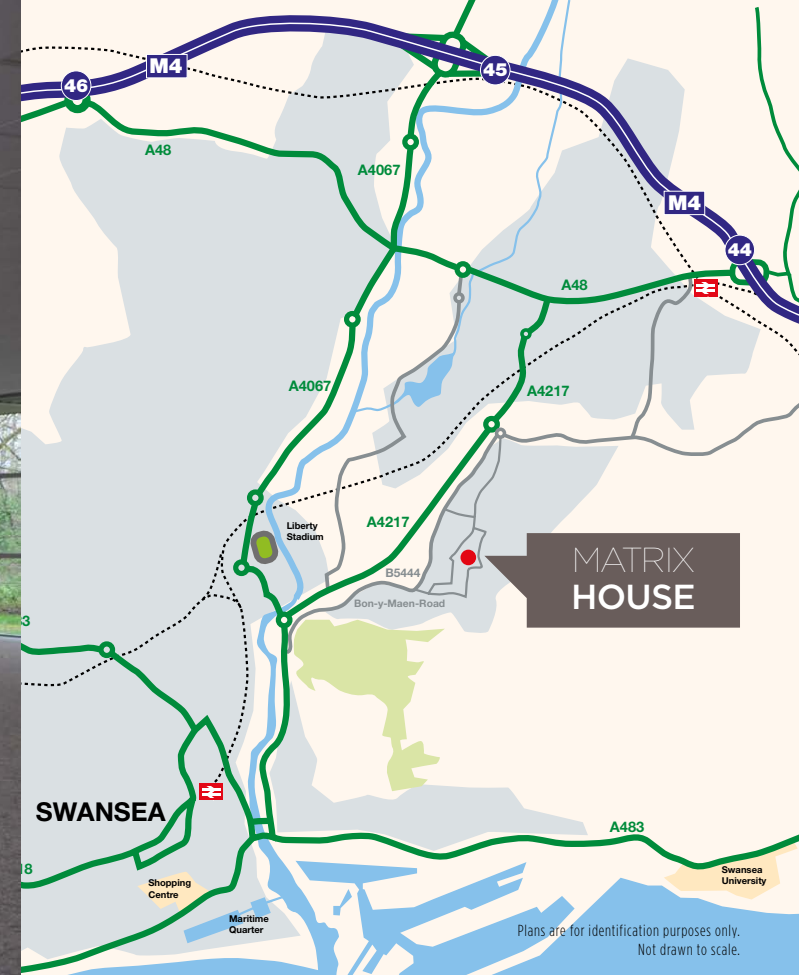
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## VIBRANT LOCATION

Matrix House is situated in the centre of the Swansea Enterprise Park with a variety of national and international companies in the surrounding area.



## INFORMATION

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