

# UNIT 4 WILLOW BUSINESS PARK

SOUTHERN BOULEVARD | ENTERPRISE PARK, SWANSEA | SA7 9JP

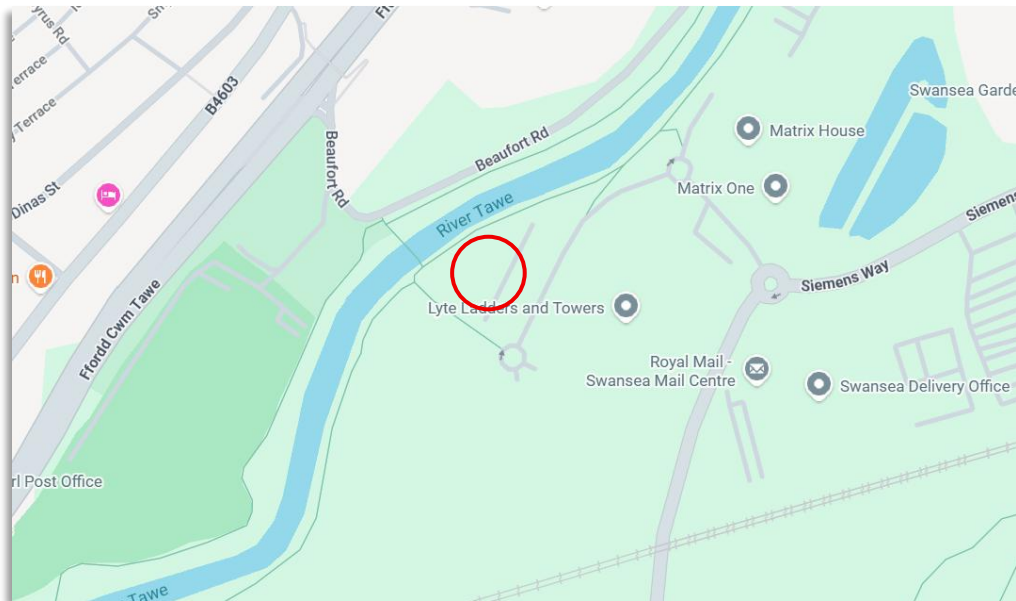


# INDUSTRIAL TO LET

- NEW TRADE COUNTER DEVELOPMENT
- GOOD ON-SITE CAR PARKING
- CLOSE TO J44 AND 45 M4
- 209.21 SQ M (2,252 SQ FT)
- ASKING RENT £25,898 PAX

## LOCATION

The development is located on Southern Boulevard, a cul-de-sac off Nantong Way, which is one of the main access roads leading into the Swansea Enterprise Park from Swansea City Centre. J44 and 45 of the M4 motorway are located approximately 2.5 miles north of the development. Prominent occupiers in the immediate vicinity include Matrix One office development, Lyte Ladders, Royal Mail, Spa Medica and TCH Group.



## DESCRIPTION

A detached steel portal frame building, with lower breeze block and alloy clad walls and roof. The building has a minimum eaves of 4.85m. The building has 4 No. car parking spaces and loading area surrounding the premises.

## ACCOMMODATION

<b>TOTAL</b>	209.21 sq m	2,252 sq ft
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## RATEABLE VALUE

We have been informed via an enquiry on Valuation Office website, that the rateable value is £ TBA .

UBR for Wales 2026/27 is 0.502p in the £.

Interested parties are asked to verify this information, by making direct contact with the Local Rating Authority.

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1, Castle Court, Phoenix Way, Enterprise Park, Swansea, Wales, SA7 9LA

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## LEASE TERMS

The property is available on new lease terms, open to negotiation.

## SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

There will be a service charge payable in relation to the joint shared maintenance of the external part of the estate. The landlord to continue to insure the property and recover the premium cost from the tenant.

## ASKING RENT

£25,898 PAX

## EPC

EPC to be provided on completion of the property.

## VAT

VAT will be payable on all payments.

## LEGAL COSTS

Each party to pay their own legal costs on this transaction.

## ANTI MONEY LAUNDERING REGULATIONS

Regulations require checks on all prospective tenants/purchasers. Photo ID plus proof of address is required before a transaction can proceed. AML searches are outsourced to our partner Credas (Certified Digital Identity Verification Service).

## FURTHER INFORMATION

For further information or to arrange a viewing, please contact sole letting agents Hunt & Thorne Chartered Surveyors.

## JASON THORNE

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## MATTHEW SIMS

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07825 372503

April 2026

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