







Unit 1, Offices at Cambrian Complex Ystrad Road, Swansea West Business Park, SA5 4HJ

- 2 suites available •
- Ample on-site parking provided ٠
- Conveniently located for J47 of the M4 motorway
- Net internal area: from 82.5m<sup>2</sup> (888ft<sup>2</sup>) to 321m<sup>2</sup> (3456ft<sup>2</sup>)



# LOCATION

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

01792 648809

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 office suites with 3 of the suites currently vacant. They are available individually or collectively. They are accessed via a communal entrance lobby. Each suite is split into smaller offices-

Suite 1 - 3 offices - LET Suite 2 - 4 offices - Available Suite 3 - 6 offices - Available

Each benefits from a communal kitchen and WC facilities. The offices are currently vacant and available for immediate occupation.

### ACCOMMODATION

Description	m²	ft²	Rent p/a
Suite 1	56.2	605	LET
Suite 2	82.5	888	£6,216
Suite 3	182.39	1963	£13,741
Total	321.09	3456	

#### **TENURE**

The units are available immediately on a new lease, terms to be negotiated.

### SERVICE CHARGE & VAT

The ingoing tenant will be responsible for the service charge.

All figures exclusive of VAT, where applicable

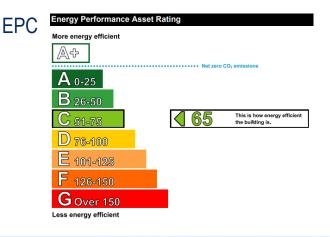
## **BUSINESS RATES**

Rateable Value	£TBC 52.6 p in the £	
UBR for Wales 2019/20		
	1.4	

Interested parties are asked to verify this information by contacting the local authority.

### VIEWING ARRANGEMENTS

NICK FOUNDS	ADAM HARRIS
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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.

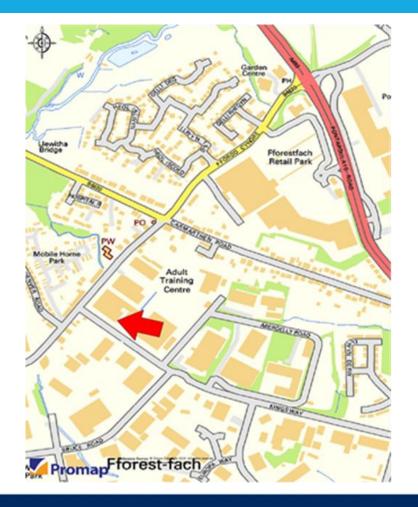
3. The vendor does not make or give, nor are any of the partners of RJ Chartered Surveyors authorized to make or give, any representations or warranties whatsoever in relation this property.

4. All terms guoted are exclusive of V.A.T. unless otherwise stated. Interested parties must make their own enguiries to establish the V.A.T. implications prior to entering into any agreement.





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