



01792 648809



rjcharteredurveyors.co.uk



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



To Let
£11,933.5 p/a

Suite 2A (3rd Floor)
Ethos, Kings Road
SA1 Swansea Waterfront
SA1 8AS

- High quality office building
- Receptionist, meeting/conference rooms, breakout rooms, bike store & showers
- Underground car parking
- Net internal area: 76.44m² (823ft²)



01792 648809



rjcharteredurveyors.co.uk



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

LOCATION

Located within the Ethos building and the SA1 Waterfront development, on the edge of Swansea City Centre and approximately four miles to the west of junction 45 of the M4 motorway. The Ethos building fronts onto Kings Road, overlooks the city and river to the rear and has a prominent position within the waterfront development.

DESCRIPTION

Suite TF2A, located on the top floor of the Ethos building, is a superior purpose-built, high quality, office accommodation. Three car parking spaces are allocated within the rent, in the secure basement car park.

Ethos, as the name suggests, boasts a communal reception area, meeting and conference rooms, breakout rooms and visitor parking, use of which is included in the rent. A small café is also situated within the building.

DESCRIPTION cont....

The building benefits from high bandwidth connectivity with a communications station located within Suite TF2A.

Ethos is well connected and is conveniently located on one of Swansea City's cycle routes. Ethos also provides secure bike racks within the underground car park and showering facilities.

ACCOMMODATION

	m ²	ft ²
NIA	76.44	823

TENURE

The suite is available on a new internal repairing and insuring lease, terms to be negotiated.

SERVICE CHARGE & VAT

The ingoing tenant will be responsible for the service charge and VAT

BUSINESS RATES

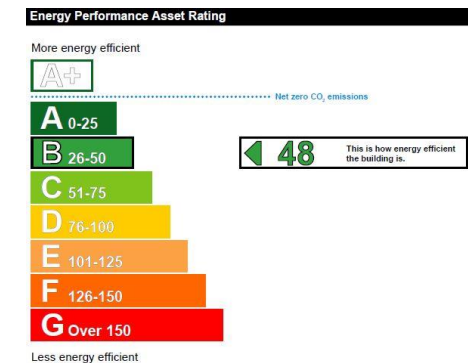
Rateable Value £TBC
UBR for Wales 2020-21 53.5 p in the £

Interested parties are asked to verify this information by contacting the local authority. Small Business Rate Relief Scheme may apply.

VIEWING ARRANGEMENTS

NICK FOUNDS
01792 648809
nick@rj-cs.co.uk

ADAM HARRIS
01792 648809
adam@rj-cs.co.uk



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.



01792 648809

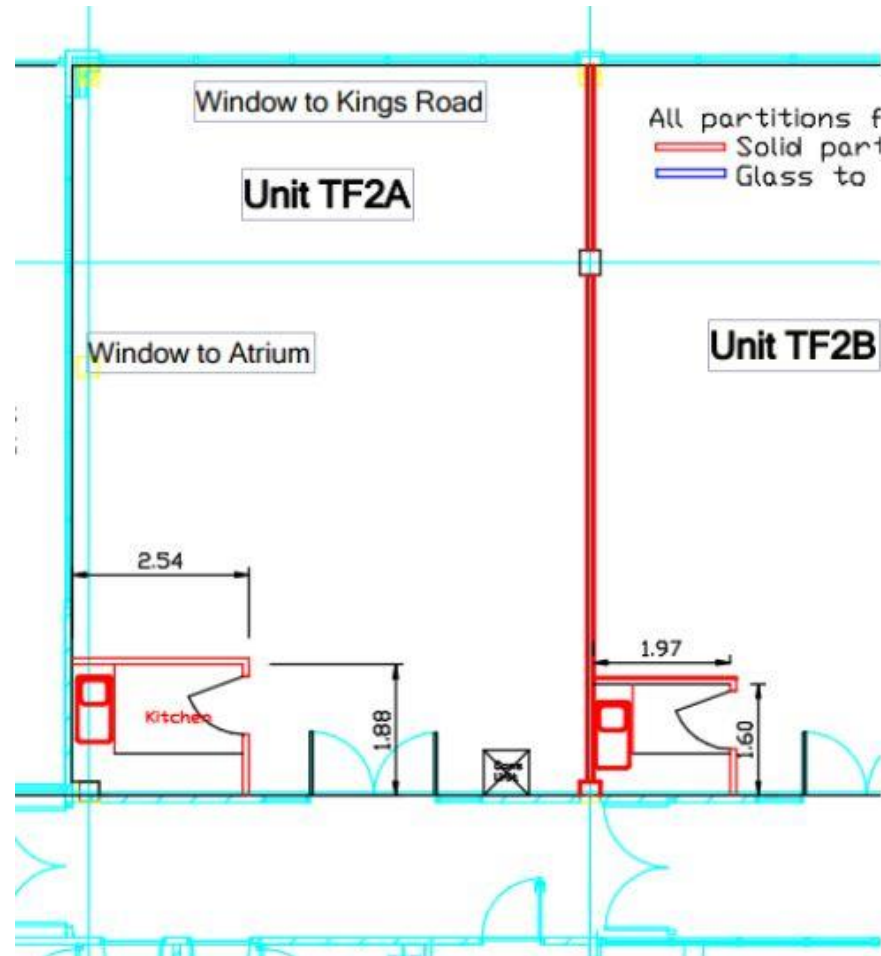


rjcharteredurveyors.co.uk



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

Office Plan



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.



01792 648809

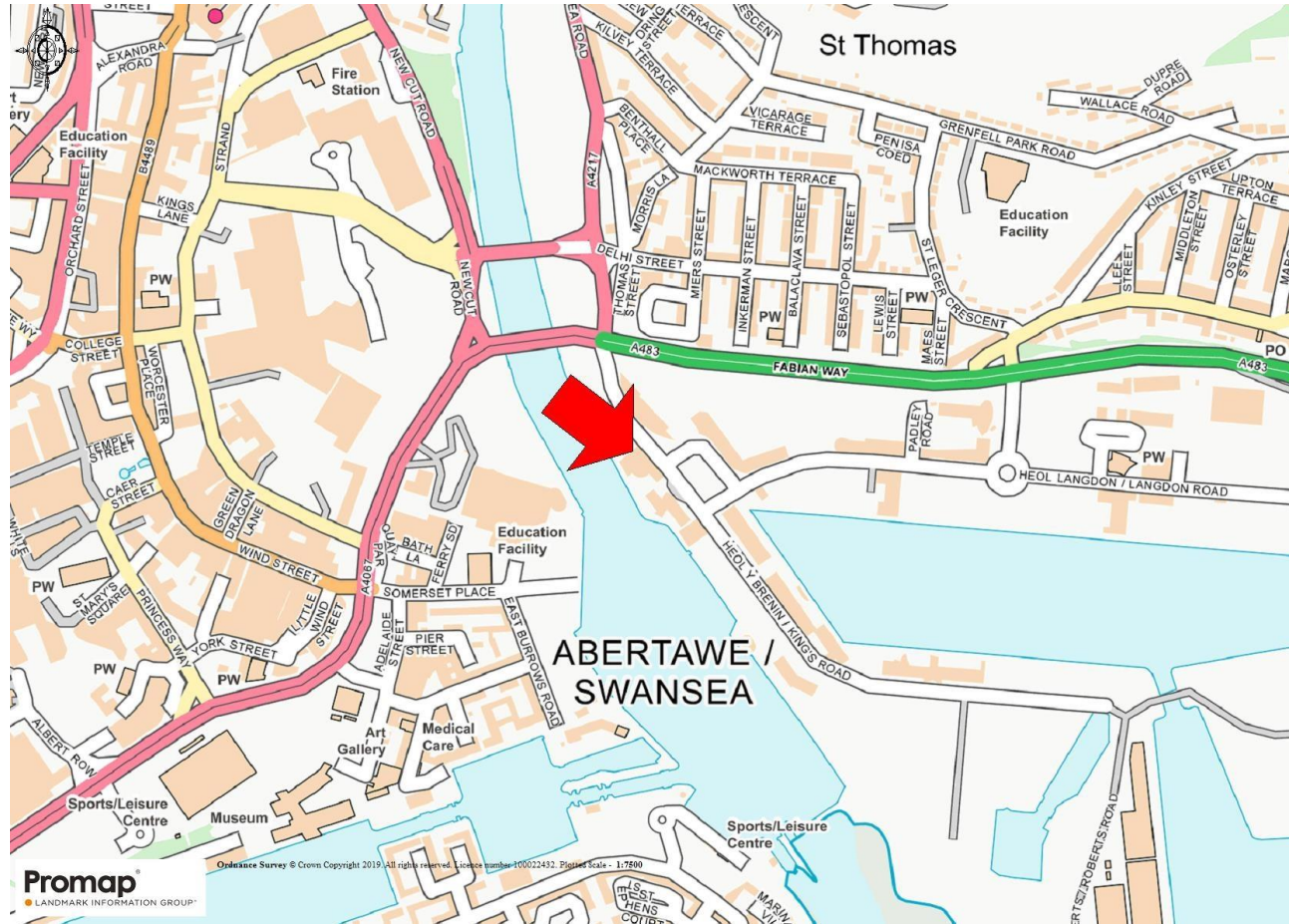


rcharteredsurveyors.co.uk



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

LOCATION



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.



01792 648809



rjcharteredurveyors.co.uk



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

Breakout Room



Meeting Room



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.



01792 648809



rjcharteredurveyors.co.uk



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

Reception Area



Conference Room



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.