

Matrix House



TO LET

SA6 8RE



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 239,000 (2011 Census) 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 10,000 students.



Building Specifications

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

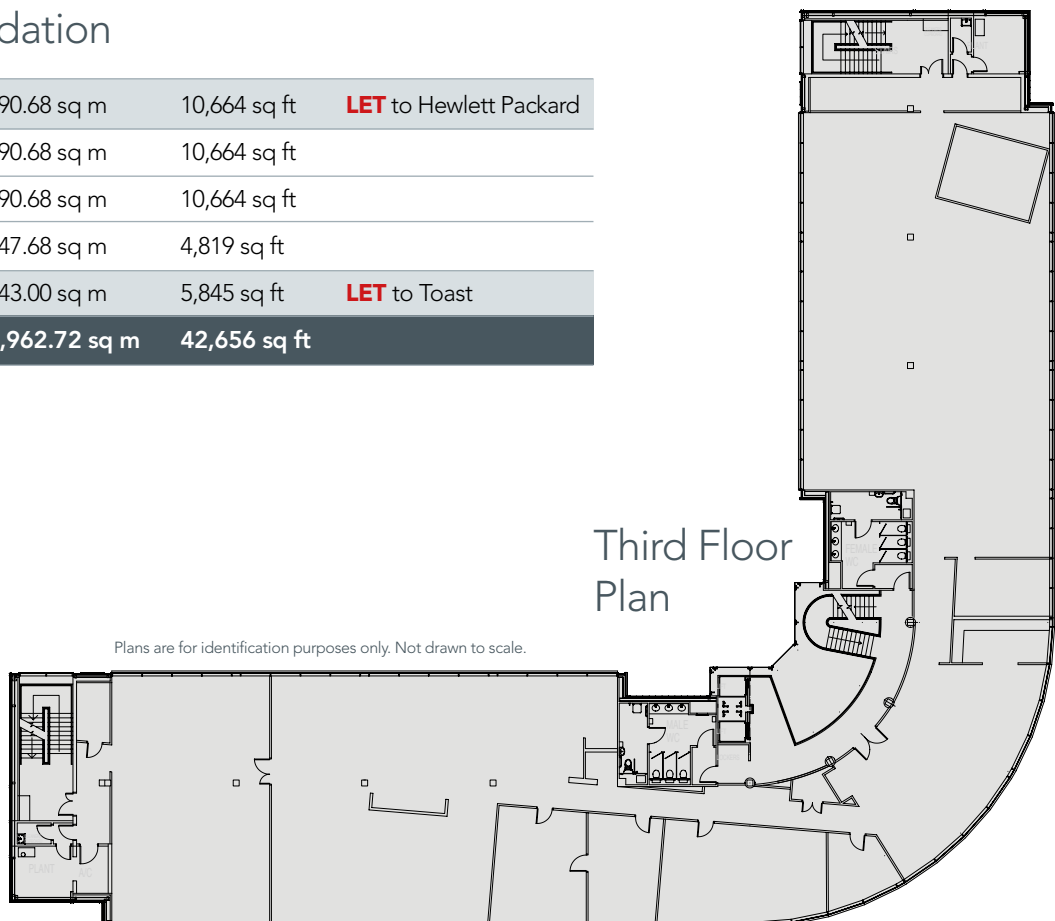
- Full height reception area
- Four pipe fan coil comfort cooled system
- Fully accessible raised floors
- Suspended ceilings with recessed lighting
- Fully carpeted
- 2 passenger lifts with internal and external views
- Generous car parking
- 24 hour access and security





Accommodation

Ground	990.68 sq m	10,664 sq ft	LET to Hewlett Packard
1st	990.68 sq m	10,664 sq ft	
2nd	990.68 sq m	10,664 sq ft	
Part 3rd	447.68 sq m	4,819 sq ft	
Part 3rd	543.00 sq m	5,845 sq ft	LET to Toast
Total	3,962.72 sq m	42,656 sq ft	





Destinations

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



EPC

66 ▶

C 51-75

This is how energy efficient the building is

Terms

The offices are available to let on a floor by floor basis and consideration will also be given to subdividing floors to accommodate requirements from 4,000 sq ft upwards. Please contact the agents for further details.





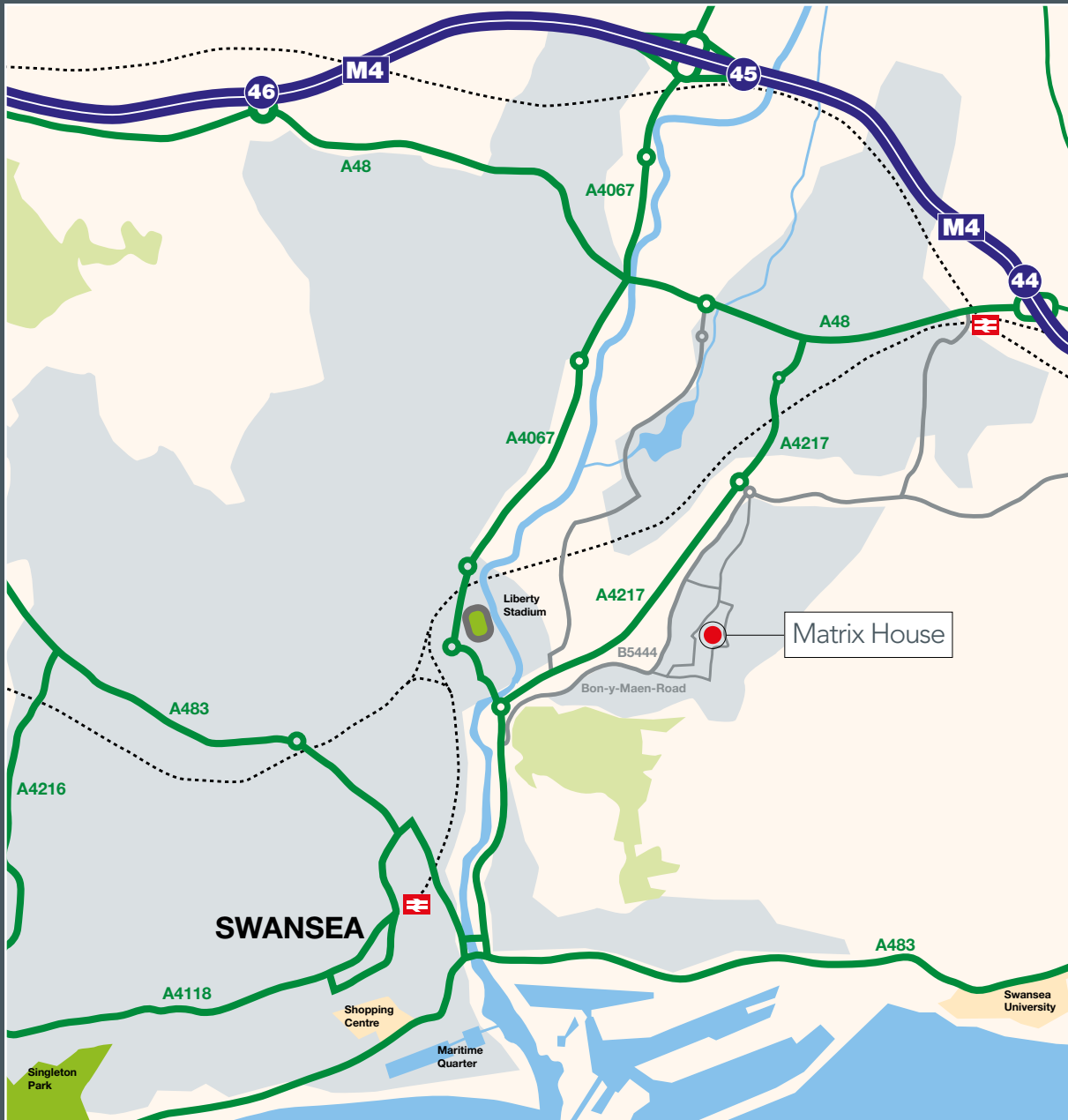
Vibrant Location

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



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Plans are for identification purposes only. Not drawn to scale.

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.


Cardiff
029 2049 2492
KnightFrank.co.uk

Viewing & Further Information

Contact: Matt Phillips/ Philip Egan
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