



01792 648809



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



First floor office
Pembroke House
Charter Court
Enterprise Park
Swansea SA7 9FS

- Self contained first floor office suite with parking
- Good M4 and city access
- First Floor - Net Internal Area: 228m² (2,454ft²)
- Rent: £15,000 p/a



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LOCATION

The property is located in Swansea, less than 3 miles from both J44 and J45 of the M4 motorway.

Swansea Enterprise Park, situated 3.6 miles north east of the City Centre is well established and is the city's principal out of town business area. Charter Court located in the south of the park comprises a mixture of detached and semidetached single or two storey offices.

DESCRIPTION

The subject property comprises a first-floor self-contained office, which benefits from suspended ceilings, carpeted floors, perimeter trunking, fluorescent lights and designated parking to the front and side. The first floor comprises a mixture of open plan office space with a number of cellular offices. There are W/C facilities and a kitchen.

TENURE

The property is available on new lease terms to be negotiated.

ACCOMMODATION

Description	m ²	ft ²
Total NIA	228	2,454

All areas and dimensions are approximate and verification is recommended.

ENERGY PERFORMANCE CERT

An energy performance certificate has been commissioned and will be available for inspection shortly.

SERVICE CHARGE

Tenants will be responsible for a fair proportion of the service charge.

RENT / PRICE

The first floor offices are available at a rental of £15,000 p/a

Ground and first floors are available at £30,000 p/a.

Alternatively, we are seeking £355,000 for our client's long leasehold interest of the whole building.

VAT

All figures are exclusive of VAT where applicable.

BUSINESS RATES

Rateable Value £TBC
 UBR for Wales 2019/20 52.6 p in the £
 Interested parties are asked to verify this information by contacting the local authority.

VIEWING ARRANGEMENTS

NICK FOUNDS
 ☐ 01792 479845
 @ nick@rj-cs.co.uk

ADAM HARRIS
 ☐ 01792 479841
 @ 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.



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INTERNAL IMAGE



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