

**TO LET /
FOR SALE**

**Pembroke House
Charter Court
Enterprise Park
Swansea SA7 9FS**



**SELF-CONTAINED OFFICES WITH PARKING
EXCELLENT MOTORWAY & CITY ACCESS
NET INTERNAL AREA: 461 SQ M (4,965 SQ FT)
RENT: £36,000 PER ANNUM EXCLUSIVE
PRICE: OFFERS IN THE REGION OF £395,000**

Ethos Kings Road SA1 Swansea Waterfront Swansea SA1 8AS

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www.rowlandjones.co.uk



For identification only – Not to Scale

LOCATION

The property is located in Swansea, approximately 41 miles (50 mins) west of Cardiff and 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 self-contained, two storey office, which benefits from suspended ceilings, carpeted floors, perimeter trunking, fluorescent lights and designated parking to the front and side.

The ground floor comprises a mixture of open plan office space with a number of cellular offices, the first floor is open plan, there are W/C facilities and a kitchen on both floors.

TENURE

The property is available on new lease terms to be negotiated. Alternatively, our client's long leasehold interest is available. The long lease runs for 98 years from 24th June 1989 at a peppercorn rent. (approx. 70 years unexpired).

ACCOMMODATION

Description	m ²	ft ²
Ground Floor	232	2,502
First Floor	228	2,463
Total Net Internal Area	461	4,965

All areas and dimensions are approximate and verification is recommended.

BUSINESS RATES

Rateable Value	TBC
UBR in Wales 2018/19	51.4 pence in the £

Interested parties are asked to verify this information with the local rating authority.

RENT / PRICE

The offices are available at a rental of £36,000 per annum exclusive. Alternatively, we are seeking £395,000 for our client's long leasehold interest.

SERVICE CHARGE

A service charge is payable for the upkeep and maintenance of the common parts of the estate.

ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate has been prepared and is available for inspection upon request.

VAT

All figures are exclusive of VAT where applicable.

VIEWING

Strictly by prior appointment through the sole letting agents. Please contact:-

NICHOLAS FOUNDS **ANGELA EVANS**
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SUBJECT TO CONTRACT

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