



01792 648809



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



Chartered
Surveyors

Property solutions : Professionally delivered



To Let
£13,108
p/a

Suite 1 (3rd Floor)
Ethos, Kings Road
SA1 Swansea Waterfront
SA1 8AS

- High quality office suite
- Underground Car parking
- Net internal area: 83.98m² (904ft²)
- Rent: £13,108 per annum exclusive



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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

Situated on the 3rd floor within the Ethos building on Kings Road, the main access road into the SA1 Waterfront, this office Suite offers high quality, purpose built B1 office accommodation.

Ethos boasts a communal reception area, conference rooms, breakout rooms and a small café. Suite 1 3rd floor also has 3 allocated carparking spaces and use of a number of shared visitor spaces upon request from reception, all located within the underground carpark.

ACCOMMODATION

Description	m ²	ft ²
Net Internal Area	83.98	904

TENURE

The suite is available on a new internal repairing and insuring lease, terms to be negotiated, from August/September 2019.

SERVICE CHARGE & VAT

The ingoing tenant will be responsible for the service charge, levied for the upkeep of the communal areas. The current service charge for the year 2018/19 is £7800.72 inclusive of VAT.

BUSINESS RATES

Rateable Value £12,250
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

EPC

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **89** This is how energy efficient the building is.

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.
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