



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



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	m²	ft²
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 UBR for Wales 2019/20

£12,250 52.6 p in the £

Interested parties are asked to verify this information by contacting the local authority.

VIEWING ARRANGEMENTS

NICK FOUNDS

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EPC



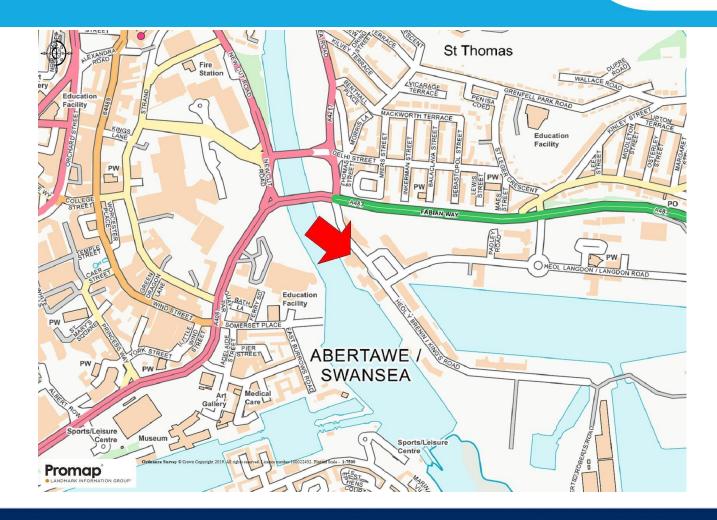
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 4. All terms quoted are exclusive of V.A.T. unless otherwise stated. Interested parties must make their own enquiries to establish the V.A.T. implications prior to entering into any agreement.



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