



01792 648809



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



To Let
£16,500
p/a



Suite 1 (2nd Floor) (SF1)
Ethos, Kings Road
SA1 Swansea Waterfront
SA1 8AS

- High quality office suite
- Underground Car parking
- Net internal area: 108.26m² (1,165ft²)
- Rent: £16,500 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 2nd 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, 2nd 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

	m ²	ft ²
NIA	108.26	1,165

TENURE

The suite is available on a new internal repairing and insuring lease, terms to be negotiated.

SERVICE CHARGE & VAT

The incoming tenant will be responsible for the service charge, levied for the upkeep of the communal areas.

BUSINESS RATES

Rateable Value £15,000
 UBR for Wales 2020-21 53.5 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

EPC

An EPC has been commissioned and will be available for inspection shortly.

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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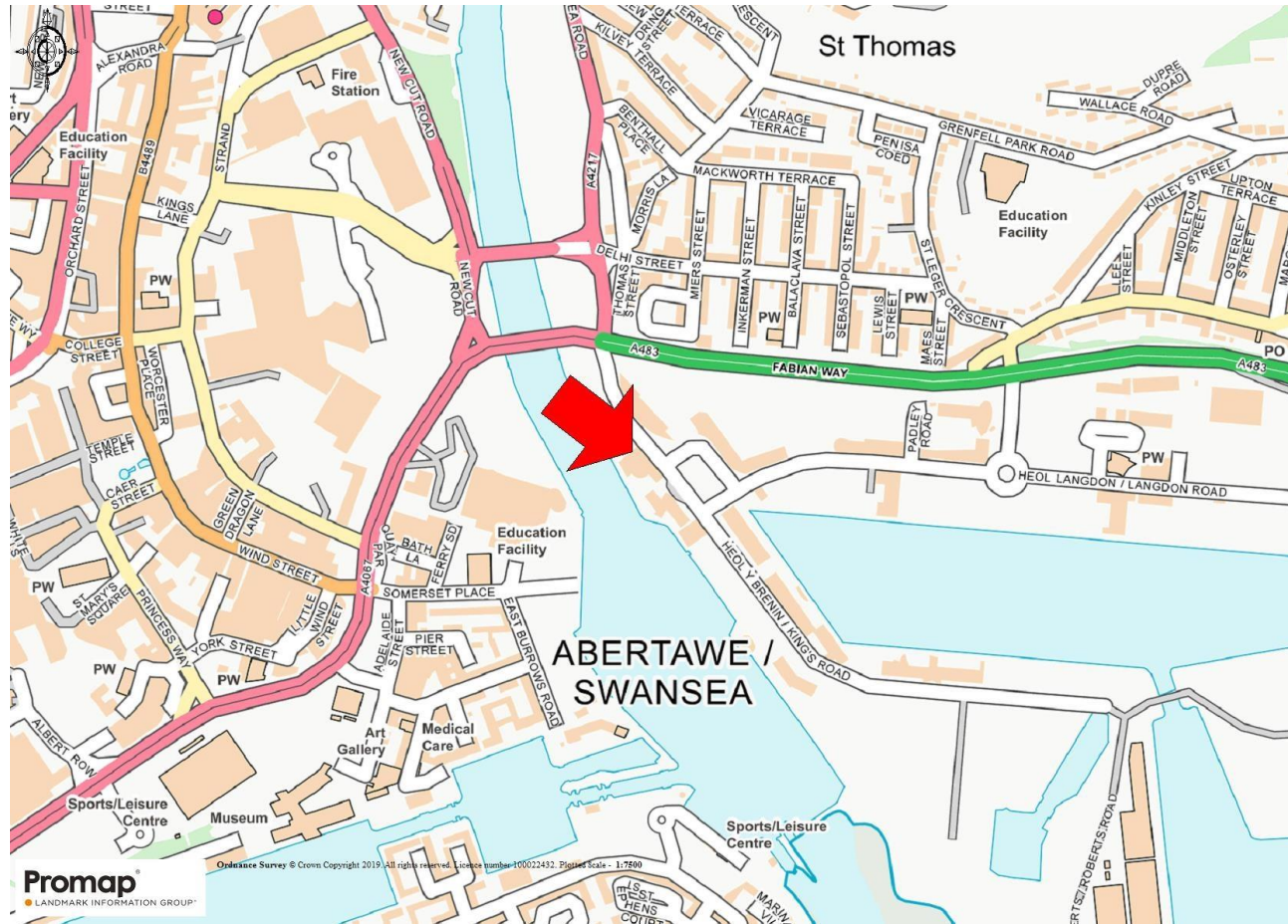


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IMAGES



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