

TO LET

Modern Light Industrial/Warehouse Unit

7,779 SQFT (722.70 SQM)



- Flexible terms
- Easy access to Enterprise Park, City Centre & M4 Motorway
- Secure fenced site

Unit at Nantyffin Road South,
Enterprise Park, Swansea SA7 9RD

LOCATION

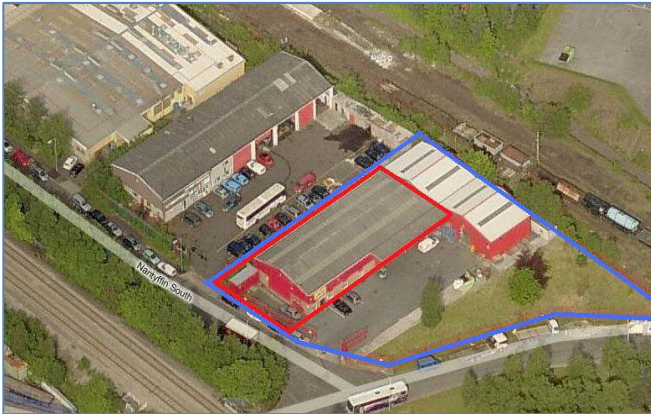
The property is situated within the Swansea Enterprise Park, approximately 2 miles from Junctions 44 and 45 of the M4 motorway.

The A4067 link road provides direct access from the Enterprise Park to the motorway and the immediate area is characterised by distribution/industrial buildings as well as retail warehousing and many office occupiers.

DESCRIPTION

The property comprises part (outlined red) of a larger detached unit of steel frame construction with part brickwork and part profiled steel elevations and can be used for warehouse and distribution use.

A mezzanine floor has been constructed internally offering additional space. The whole site is securely fenced (outlined blue).



For identification purposes only.

ACCOMMODATION

The premises have been measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a Gross Internal Area (GIA) basis as follows:

Description	Sq Ft	Sq M
Warehouse	2,127	197.60
Office/Canteen/WC's	714	66.34
Mezzanine	2,469	229.38
Area under Mezzanine (Max Height - 2.5m)	2,469	229.38
TOTAL	7,779	722.70

RATES

To be assessed.

VAT

To be confirmed.

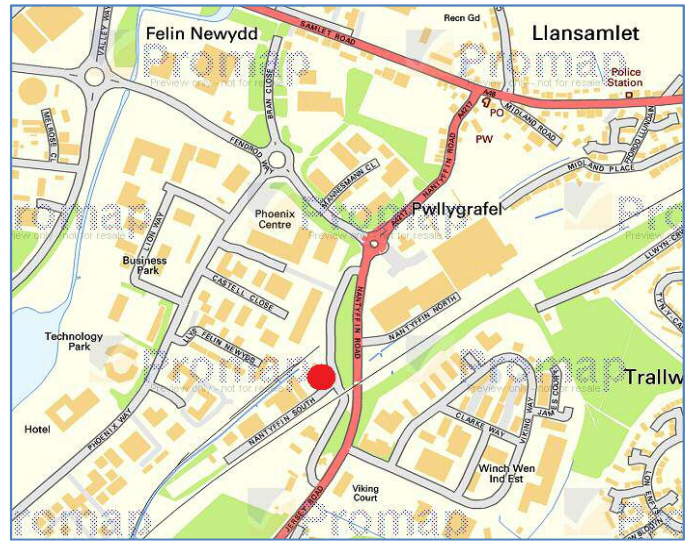
TERMS

The unit is available leasehold at £13,500 per annum exclusive on the basis of a 2 or 3 year lease. However, we would be happy to discuss a shorter or longer term if required with prospective tenants.

The current owner also intends to keep and occupy the attached unit to the rear of the property for storage purposes only, which will mean that the forecourt and entrance gates will be shared between the occupiers.

LEGAL COSTS

Each party to bear their own legal costs on the terms offered.



VIEWING/FURTHER INFORMATION

Strictly by appointment with the joint sole agents.



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