



3,192 sq ft (296.55 sq m)

B8 ASHMOUNT BUSINESS PARK

Upper Fforest Way, Enterprise Park,
Swansea, SA6 8QR

PROPERTY HIGHLIGHTS

Prime
Commercial
Location

Level Access
Loading Door

Separate
Trade Counter /
Office Entrance

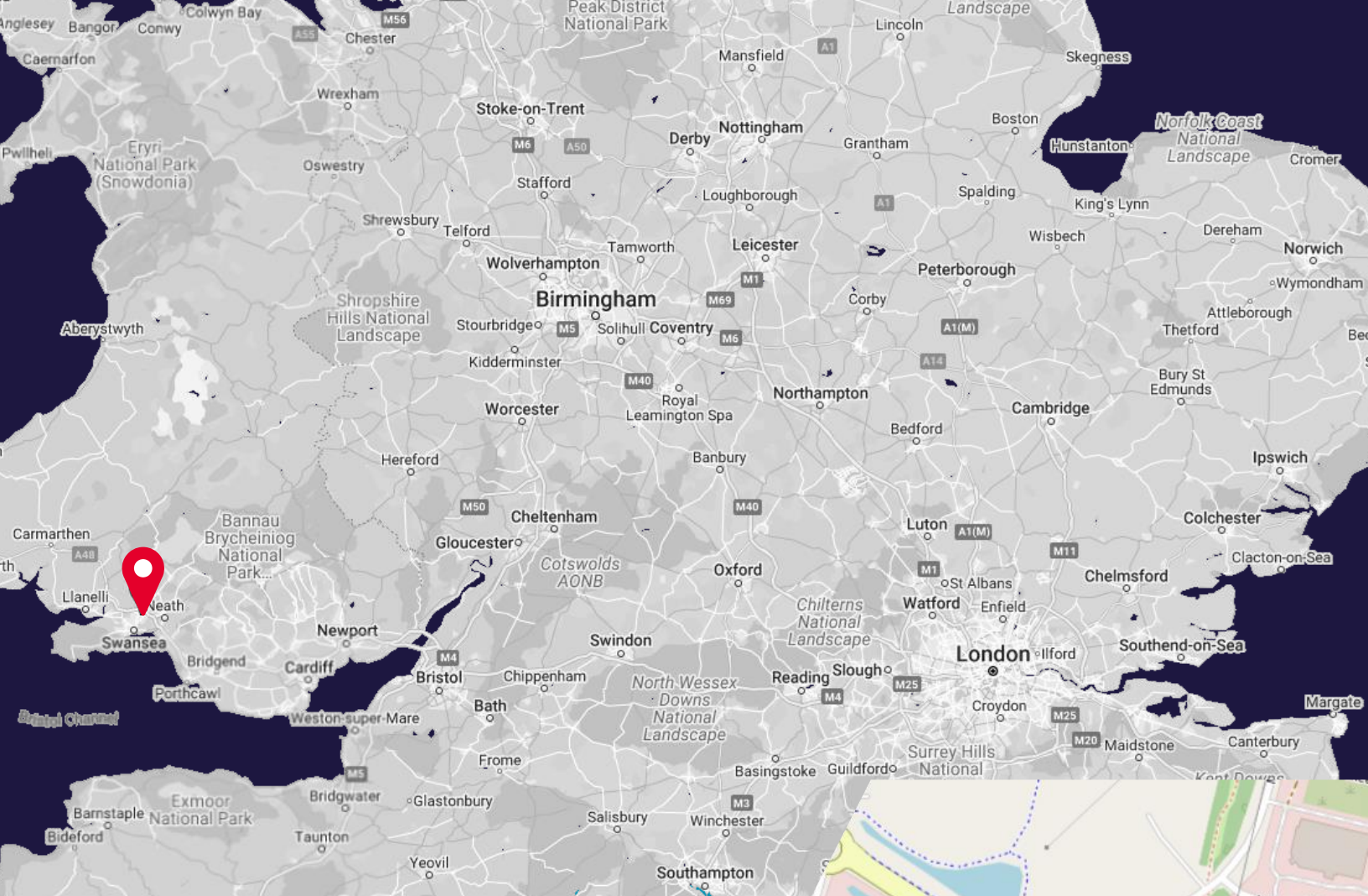
Property Description

A mid-terrace light industrial / trade unit with first floor open plan office space benefitting from a steel portal frame construction. The unit has a minimum eaves height of 3.53m rising to 5.58m, with a single level loading door of 3.5m width by 3.5m height. It also includes mezzanine floor accommodation in the warehouse space. There is car parking to the front.

Front Loading / Car Parking Area

To be refurbished



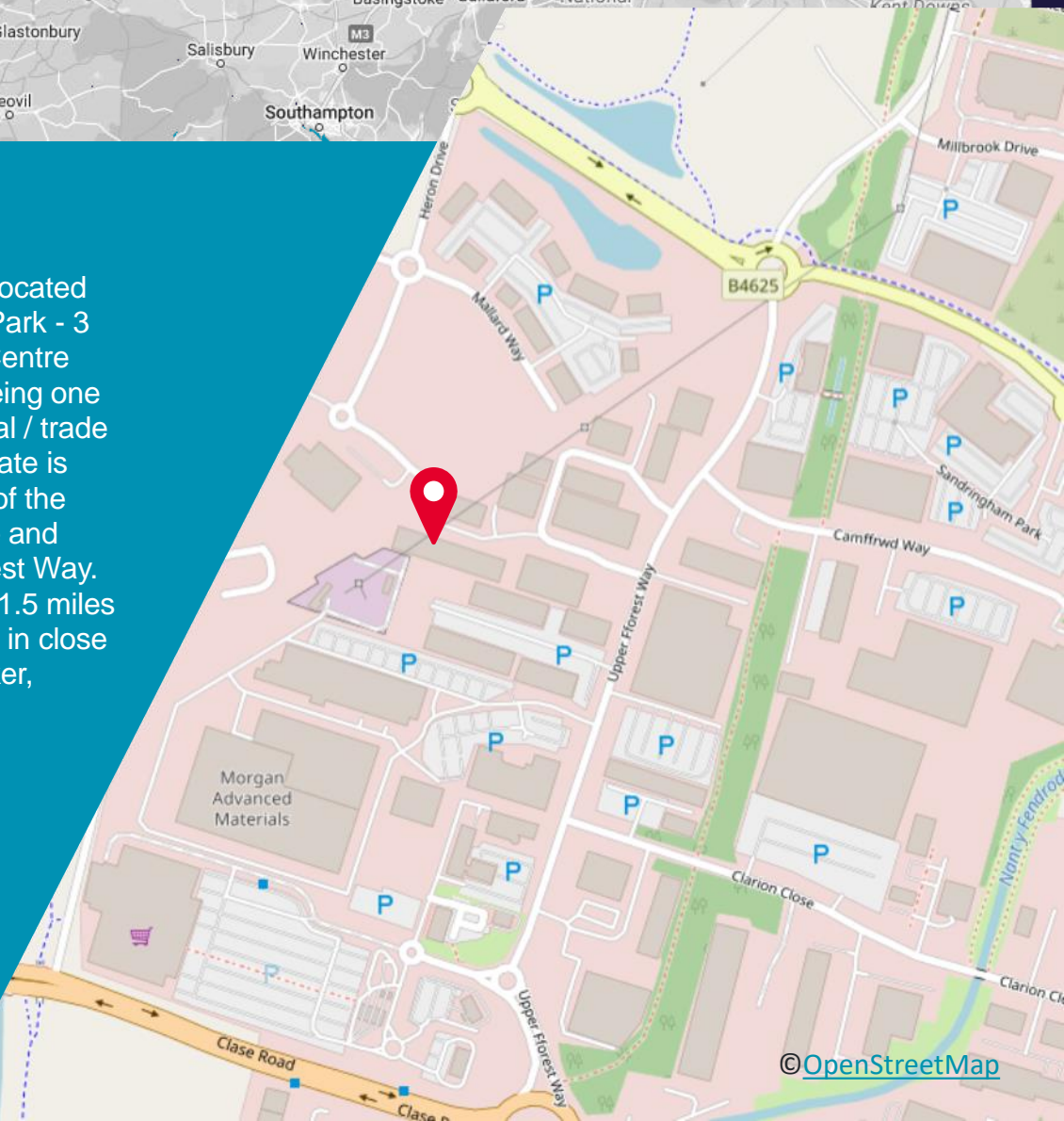


LOCATION

Ashmount Business Park is located on the Swansea Enterprise Park - 3 miles north east of the City Centre Park and is recognised as being one of the prime multi-let industrial / trade estates in Swansea. The Estate is situated at the northern end of the Park with main road frontage and direct access off Upper Fforest Way. Junction 45 of the M4 is just 1.5 miles away to the north. Occupiers in close proximity include Asda, Booker, Selco, and Costa Coffee

DISTANCES

Cardiff	45	miles
Bristol	80	miles
Birmingham	141	miles





TENURE

The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

Quoting £28,500 per annum (Excl. VAT payable in addition).

RATEABLE VALUE

£14,500 (2023 List)

Current Rates Payable: £8,149 per annum

EPC

D (91) – Certificate available on request.

VAT

All figures quoted are exclusive of VAT which will be charged at the appropriate rate.

LEGAL COSTS

Each party is to bear their own legal and surveyors costs incurred in the transaction.

SERVICES

We understand that services are provided to the property, including mains water, drainage and three phase electricity. Interested parties are advised to make their own enquiries to establish their suitability and capacity.

ANIT-MONEY LAUNDERING REGULATIONS

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

Details updated December 2024



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