



To Let

**Prime Warehouse / Trade Location with
Generous Parking and Excellent Road Links to
the City Centre & M4 Motorway.**

- Prime Trade/ Warehouse Unit
- 5.40m Eaves
- Generous Parking
- Excellent Road Links
- To be Refurbished

Unit 8

Plasmarl Industrial Estate, Beaufort Road,
Swansea, SA6 8JG

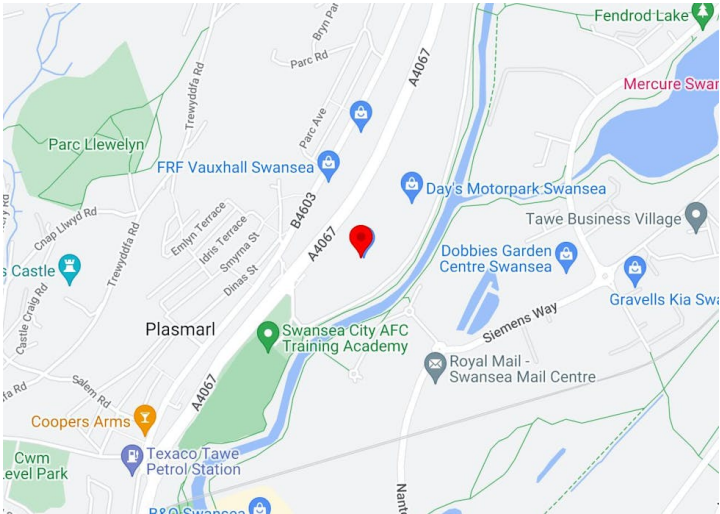
8,184 sq ft

760.32 sq m

Reference: #218090

Unit 8

Plasmarl Industrial Estate, Beaufort Road, Swansea, SA6 8JG



Summary

Available Size	8,184 sq ft / 760.32 sq m
Rent	£49,500 per annum
Rates Payable	£14,333 per annum
Service Charge	N/A
Estate Charge	£5,248 per annum
EPC	Upon enquiry

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 8	8,184	760.32	Available
Total	8,184	760.32	

Kate Openshaw

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Adam Conway

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Location

The unit is conveniently located within Plasmarl Industrial Estate and occupies a prominent position within the estate. The estate is accessed from Beaufort Road which leads directly to the A4067 which provides access to junction 45 of the M4 motorway approximately 2 miles to the north and Swansea City Centre approximately 3 miles to the south.

The unit is in close proximity to the Enterprise Park and situated in a major commercial hub in Swansea with a mix of national and local trade, industrial and retail occupiers.

Description

Plasmarl Industrial Estate is a well-established trade counter location with generous visitor and occupier parking and benefits from excellent road links to the M4 motorway and city centre.

Terrace unit of steel portal frame construction with lower elevations of brick / blockwork and metal sheet cladding above, set beneath a metal clad roof with translucent panels. To the front of the unit there is a lean-to area providing separate pedestrian access to the unit.