

6 & 6a Prospect Place

Swansea
SA1 1QP

City Centre Offices

CITY CENTRE OFFICE SPACE

3,396 SQ FT AVAILABLE

ALLOCATED PARKING

EXCELLENT TRANSPORT LINKS



TO LET

LOCATION &
DESCRIPTION

KEY FEATURES

SITE PLAN

GCS

**GLANMOR CHARTERED
SURVEYORS**

Tel: 01792 439105
Email: info@glanmorproperty.co.uk

KEY FEATURES

LOCATION

This traditional terraced office building is situated between the maritime quarter and the city centre on Prospect Place. Positioned just to the east of the main retail area of Swansea and within walking distance of Wind Street which is popular for its offering of restaurants and bars.

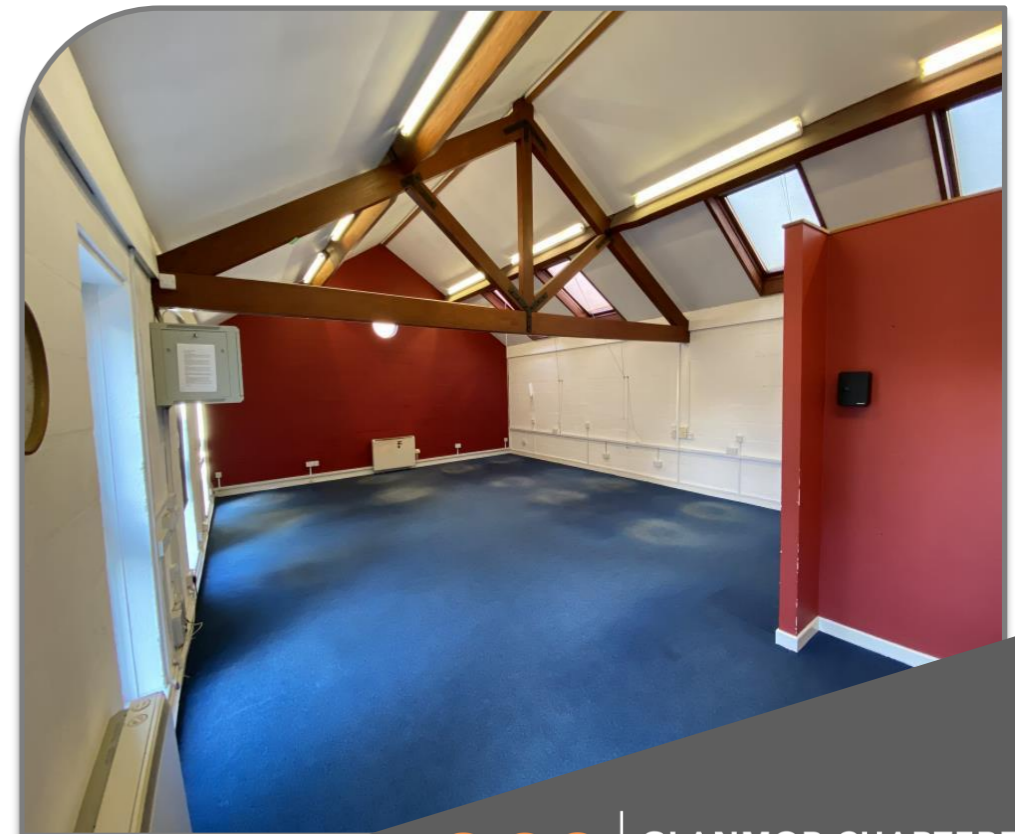
The immediate surrounding area comprises of nineteenth century buildings used for a mixture of uses including offices, hotels, public houses and residential dwellings.

DESCRIPTION

The property comprises a four-storey office building with a substantial double storey extension to the rear. Internally, the property provides a mix of open plan and cellular office space with ancillary kitchen and WC facilities.

The offices can be split to separate number 6 and 6a to provide self-contained accommodation.

There are approximately 4 car parking spaces allocated to the rear.



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ACCOMMODATION

| Description | m ² | ft ² |
|-------------|----------------|-----------------|
| Number 6 | 123.93 | 1,334 |
| Number 6a | 145.70 | 1,568 |

TENURE

The property is available on new Full Repairing & Insuring lease terms to be agreed.

RENT

£12.00 per sq ft.

VAT

All figures are exclusive of VAT, where applicable.

BUSINESS RATES

Interested parties are asked to verify rates payable by contacting the local authority.

EPC RATING

The property has an EPC rating of E-102.

CONTACT

For further information and to arrange a viewing please contact Glanmor Chartered Surveyors.

Tel: 01792 439105

Email: info@glanmorproperty.co.uk

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