

# POST HOUSE

Adelaide Street

Swansea

SA1 1SB

City Centre Offices

REFURBISHED OFFICE SPACE

FROM X SQ FT – X SQ FT  
AVAILABLE

CITY CENTRE LOCATION

EXCELLENT TRANSPORT LINKS

## TO LET

LOCATION &  
DESCRIPTION

KEY FEATURES

SITE PLAN

**GCS**

**GLANMOR CHARTERED  
SURVEYORS**

Tel: 01792 439105  
Email: [info@glanmorproperty.co.uk](mailto:info@glanmorproperty.co.uk)



# KEY FEATURES

## LOCATION

Post House occupies a prominent position within Swansea City Centre and is close to the main retail and leisure areas of the City. Swansea's new indoor area is also situated close by.

The property is well located within the City Centre to provide convenient commuting access. The offices benefit from excellent transport links with close proximity to bus and train stations as well as being situated 5 miles from junction 42 of the M4.

## DESCRIPTION

Post House comprises a multi-let office building which provides open and cellular office accommodation over xxx floors.

The offices can be offered with a specification comprising suspended ceilings and carpeted flooring throughout. Shared kitchen and toilet facilities are provided on each floor.

The property has recently benefited from refurbishment works to improve the reception and communal areas. There is a lift serving the property.

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## ACCOMMODATION

| Description                 | m <sup>2</sup> | ft <sup>2</sup> |
|-----------------------------|----------------|-----------------|
| Total available space IPMS3 | From:          | From            |

## TENURE

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

## RENT

£xxxx per sq ft.

## SERVICE CHARGE

A service charge will be levied to cover the maintenance and upkeep of the common areas of the property.

## 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 xxxx

## CONTACT

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

**Tel: 01792 439105**

**Email: [info@glanmorproperty.co.uk](mailto:info@glanmorproperty.co.uk)**

SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, September 2020  
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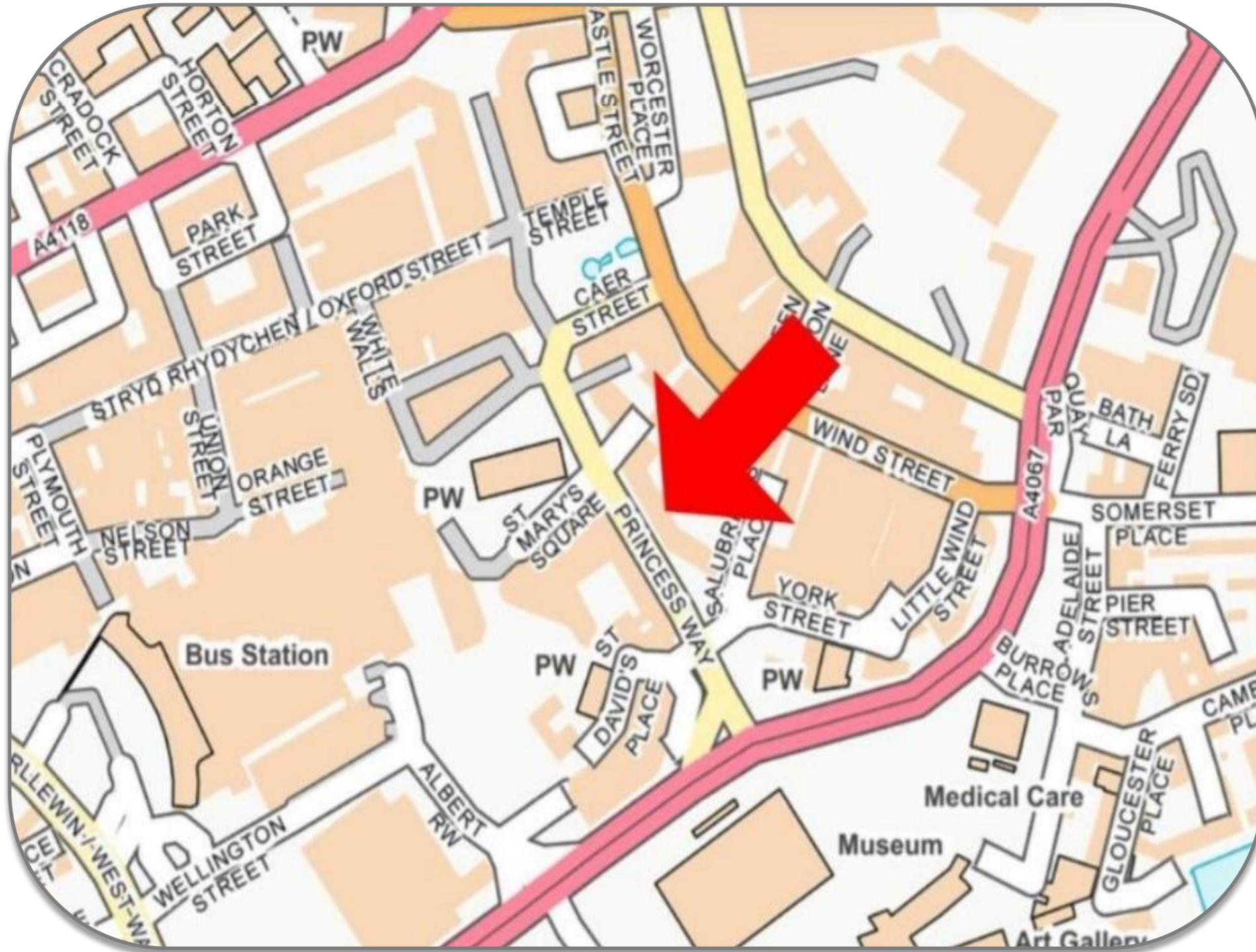
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# SITE PLAN

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