

Veritas House

Adelaide St, Swansea
SA1 1SH

City Centre Office

CITY CENTRE LOCATION

1,055 TOTAL SQ FT

SELF CONTAINED ACCESS



TO LET

LOCATION &
DESCRIPTION

KEY FEATURES

SITE PLAN

GCS

**GLANMOR CHARTERED
SURVEYORS**

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

KEY FEATURES

LOCATION

Located within the City Centre and Maritime Quarter conservation area of Swansea. This property also sits alongside The Morgans Hotel and other well established businesses and landmarks such as Swansea Museum, this property offers easy access to the City Centre along with Swansea Marina and the SA1 Waterfront .

The property sits opposite to Wind St with its offering of many bars, restaurants and office space alike. Easy access is provided to Parc Tawe Retail Park and public transport.

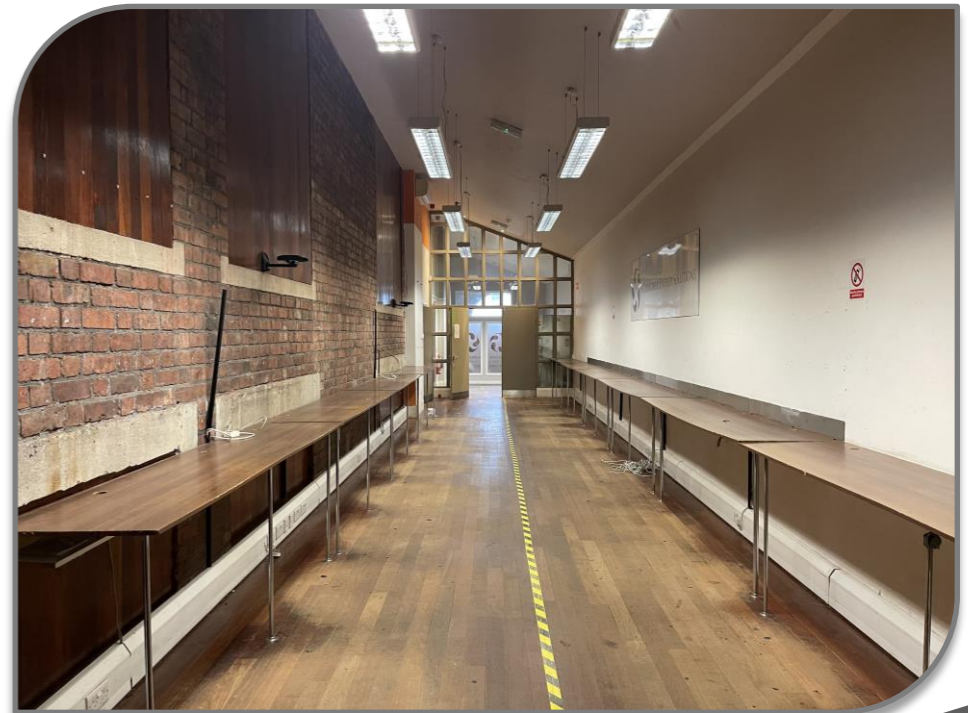
DESCRIPTION

The premises comprises an open plan ground floor office area with self contained access from Adelaide St.

The property is set within a prominent position and benefits from shared WC and kitchen facilities, hourly parking bays to the front, vaulted ceiling with recess lighting and electric heating.

The property is currently fitted with wood flooring throughout, exposed feature brick work and raised work surfaces.

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ACCOMMODATION

Description		
Ground Floor	98.01 m ²	1055 sq ft.

TENURE

The premises is available on new Internal Repairing and Insuring Lease.

RENT

£13,000 per annum exclusive.

BUSINESS RATES

We advise all potential occupants to confirm the rates payable with Swansea Council.

EPC RATING

A copy of an EPC is available upon request.

VAT

VAT will be payable where applicable.

CONTACT

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

Tel: 01792 439105

Email: info@glanmorproperty.co.uk

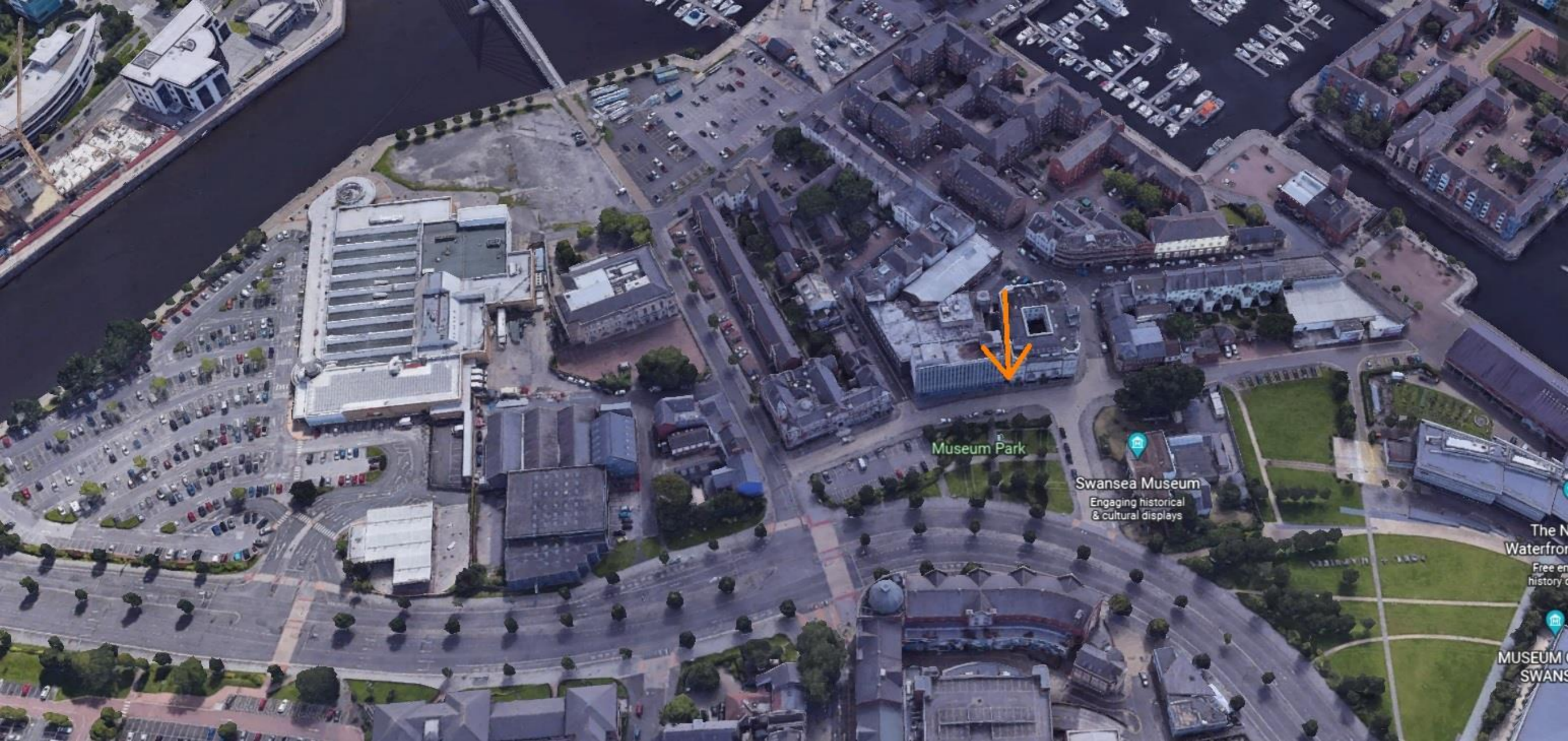
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