

ALEXANDRA HOUSE, SWANSEA, SA1 5ED

CITY CENTRE OFFICES TO LET

OFFICE SPACE TO LET

FLEXIBLE ACCOMMODATION AVAILABLE UP TO 30,000 SQ FT | POA
PRIME CITY CENTRE OFFICE SPACE – SITUATED OPPOSITE SWANSEA TRAIN STATION

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LOCATION

Situated within close proximity to Swansea's retail core, Alexandra House is located strategically opposite Swansea Railway Station and is within close proximity to national retailers such as Tesco Express, Greggs, Nisa Stores and other local covenants.

The property sits within an area of Swansea undergoing significant development and investment and is approximately 6 miles from junction 42 of the M4 motorway.

DESCRIPTION

Accessed via a modern communal-entrance foyer with full time security guards and 24/7 access this purpose built office space is constructed over 13 floors with a range of versatile and flexible accommodation available.

The property benefits from surface and underground secure parking and additional bicycle storage.

Further benefits include gas central heating, partial air conditioning, WC and kitchen facilities, suspended ceiling with recessed Cat II lighting and three passenger lifts.



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OPEN PLAN OFFICE SPACE

A range of open plan office space is available from 7,484 sq ft. Situated on their own self-contained floors with passenger lift access, private kitchen and WC facilities.

The Landlord would be willing to provide a full Cat A refurbishment on vacant floors subject to appropriate lease terms agreed. Secure underground parking is available subject to suitable terms.

ACCOMMODATION

AREA	m	ft
From	695.29 m ²	7,484 ft ²
To	2787.09 m ²	30,000 ft ²



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SERVICED OFFICE ACCOMMODATION

A diverse range of Serviced Office space is available, starting at 256 sq. ft across various styles of suites, all benefiting from shared lounge, WC and communal kitchen facilities.

The accommodation offers flexible and all inclusive pricing (excluding business rates, phone line and broadband) and is suitable for a range of business types.

ACCOMMODATION

AREA	m	ft
From	23.78 m ²	256 ft ²
To	268.58 m ²	3,000 ft ²



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TENURE

New internal repairing lease terms to be agreed.

RENT

Price On Application.

VAT

All figures are exclusive of VAT, where applicable.

EPC RATING

Available on application.

BUSINESS RATES

A full schedule of Business Rates can be made available upon request.

CONTACT

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

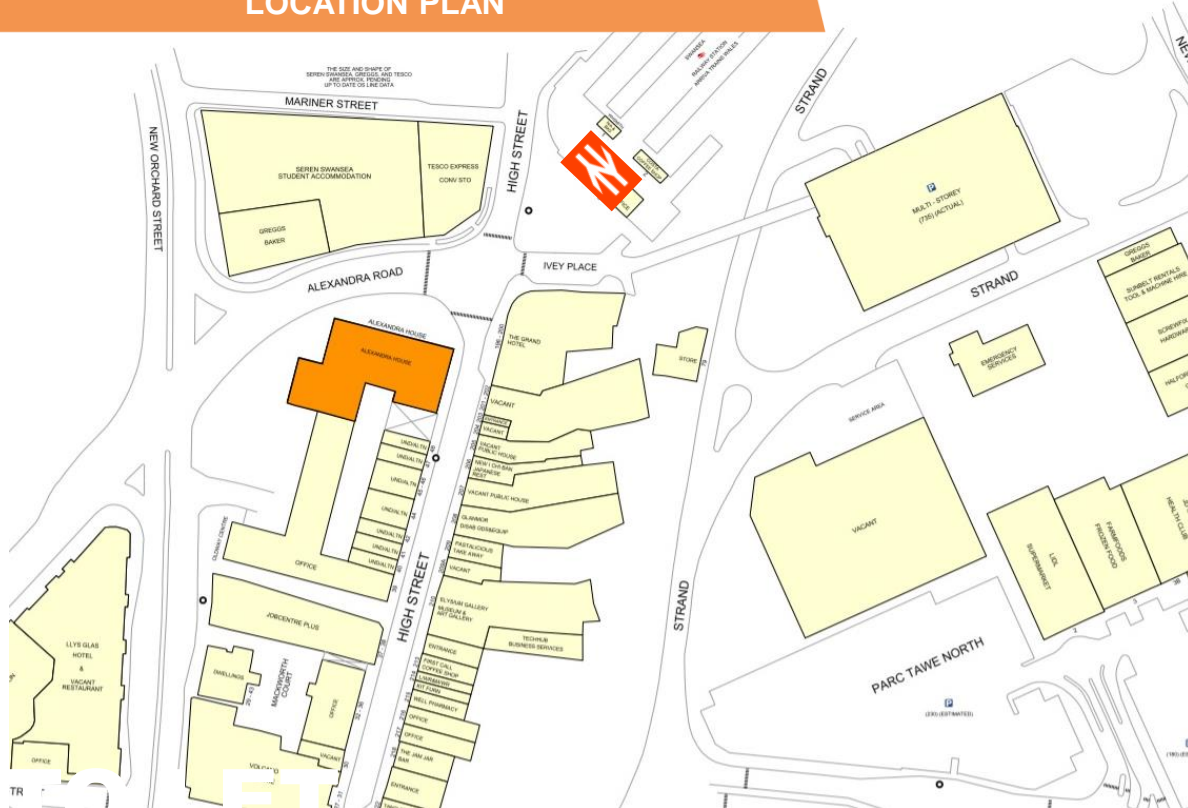
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LOCATION PLAN



SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, January 2023

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