



GLANMOR CHARTERED SURVEYORS



ARTIFICIAL GRASS

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UNIT TO LET

01792 439105
info@glanmorproperty.co.uk
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Swansea, South West Wales

UNIT 10 CWMDU PARC

Unit To Let

TO LET
£52,500
pax

6,524 Sq ft | Use Class A1, B1, B2, B8 | Trade Counter Opportunity Situated In Popular Trade Park

OVERVIEW

LOCATION

Cwmdu Parc is located approximately 2 miles north-west of Swansea City Centre and benefits from good transport links to the M4 via the A483.

The unit occupies a prominent position within the Estate among a number of well-established retail trade counter and warehouse occupiers including Toolstation, Screwfix, Greggs, Edmundson Electrical and B&M.

DESCRIPTION

The unit comprises a fully glazed frontage onto the main thoroughfare into the Estate and recently been fully refurbished to a high specification.

The unit provides trade counter accommodation to the front with ground floor warehouse to the rear. The unit benefits from a mezzanine floor currently utilised as office space along with two separate WC facilities, 3 Phase power, water and broadband access points.

The unit benefits from designated customer car parking spaces.



OVERVIEW

ACCOMMODATION

AREA	m2	ft2
Ground Floor	525.73	5,659
Basement / Ancillary	80.42	865

TENURE

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

RENT

£52,500 per annum exclusive.

VAT

All figures are exclusive of VAT, where applicable.

BUSINESS RATES

Our inspection of the rating list shows the following assessment:

Ratable Value: £34,585.

Rates Payable: £18,502

SERVICE CHARGE

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

EPC RATING

The unit has a current C-70 rating.

For all enquiries please contact;

Glanmor Chartered Surveyors

01792 439105

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UNIT 10





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SURVEYORS**

SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, March 2024.

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