

**SUITE 4, ORCHARD HOUSE,  
SWANSEA CITY CENTRE, SA1 5AS**

**PRIME CITY CENTRE OFFICE**

# CITY CENTRE OFFICE TO LET

760 SQ FT | £11,500 pax

B1 USE - | MODERN OFFICE SPACE WITHIN RECENTLY REDEVELOPED SCHEME

**GCS** | GLANMOR CHARTERED  
SURVEYORS

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

10th Floor, Princess House, Swansea, SA1 3LW

**RICS**  
Regulated by RICS

# SUITE 4, ORCHARD HOUSE, SWANSEA CITY CENTRE, SA1 5AS

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## LOCATION

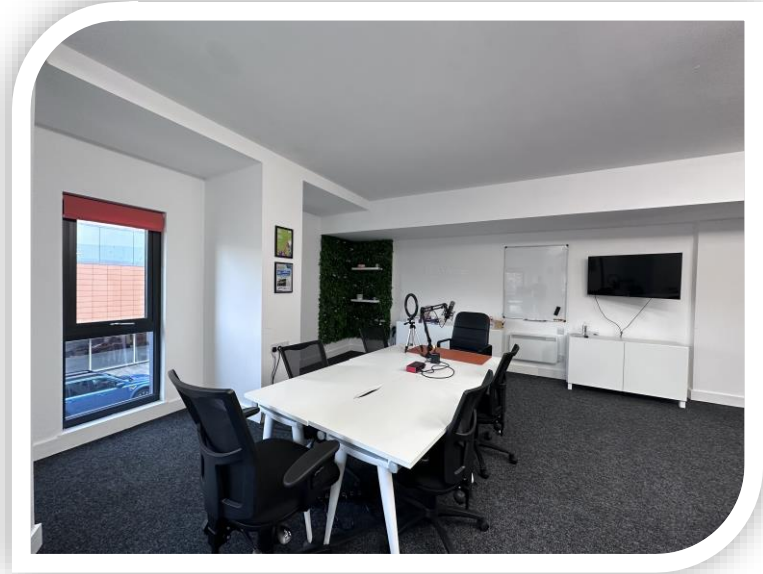
Situated in the recently redeveloped Orchard House within the main hub of Swansea City Centre this prime office space enjoys being situated amongst a range of occupiers including Belle Vue Bistro, Schmidt Kitchens and The Wallich. Adjacent sits The Dragon Hotel, along with a range of other local and national covenants.

The office is less than 0.5 miles away from Swansea Train Station and approximately 0.5 miles away from The Quadrant Shopping Centre and Swansea Bay Arena.

## DESCRIPTION

Accessed via a communal entrance/lobby, the office space is situated on the first floor and benefits from lift access. The open plan suite offers great potential for an established or growing business and has been renovated to a modern specification throughout. The office benefits from newly fitted carpets and broadband access points.

Internally there is a fully fitted kitchen and communal WC facilities.



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## ACCOMMODATION

AREA	m <sup>2</sup>	ft <sup>2</sup>
Suite 4	70.6m <sup>2</sup>	760 ft <sup>2</sup>

## TENURE

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

## RENT

£11,500 per annum exclusive

## VAT

All figures are exclusive of VAT, where applicable.

## SERVICE CHARGE

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

## BUSINESS RATES

Interested parties are asked to verify the rates payable by contacting the Local Authority.

## EPC RATING

A copy of the EPC can be available upon request.

## PLANNING PERMISSION

The premises currently has planning for B1 and would be suitable for a number of different uses subject to the necessary consent.

## CONTACT

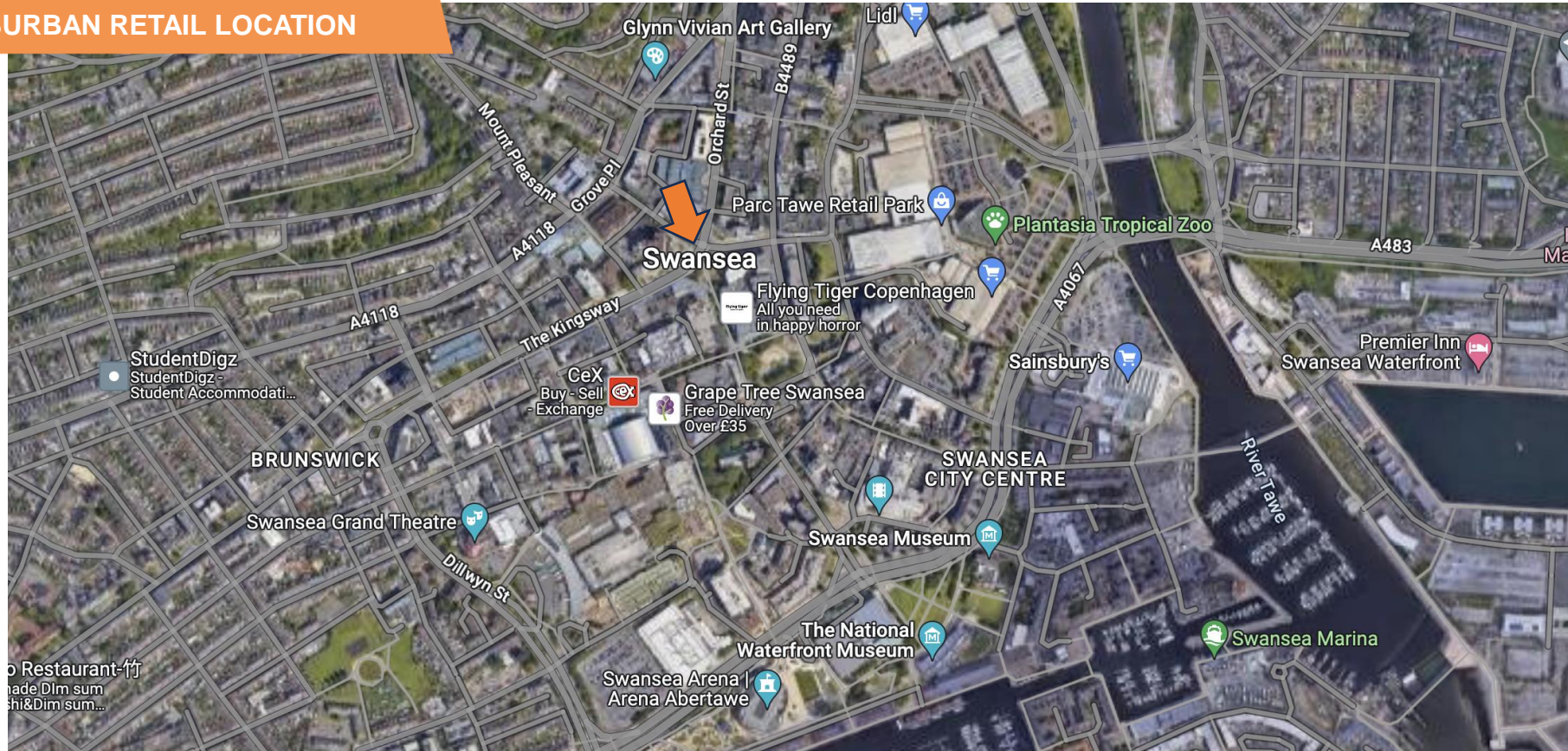
For further information and to arrange a viewing please contact Glanmor Chartered Surveyors.

**Tel: 01792 439105**

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

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POPULAR SUBURBAN RETAIL LOCATION



SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, October 2023

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