

**UNIT 44 G, CWMDU INDUSTRIAL
ESTATE, SWANSEA, SA5 8JF**

OFFICE WITHIN POPULAR TRADE PARK

FIRST FLOOR OFFICE TO LET

1,941 SQ FT GIA | £22,500 pax

USE CLASS B1, B2, B8 - | TRADE COUNTER/OFFICE OPPORTUNITY WITHIN POPULAR TRADE PARK.

GCS | GLANMOR CHARTERED
SURVEYORS

01792 439105 | info@glanmorproperty.co.uk

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

RICS
Regulated by RICS

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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 Travis Perkins, Toolstation, Screwfix, Greggs, Edmundson Electrical and B&M.

DESCRIPTION

Self-contained access is provided to (44G) into the entrance hallway providing access to kitchen, server room and WC facilities. Staircase access is provided to the first-floor offices where can be found an open plan space and two private meeting rooms are situated. The ground floor access comprises a fully glazed entrance, benefiting from a modern fitted kitchen and WC.

The unit benefits from a modern cosmetic fit-out along with customer and employee parking.

TENURE

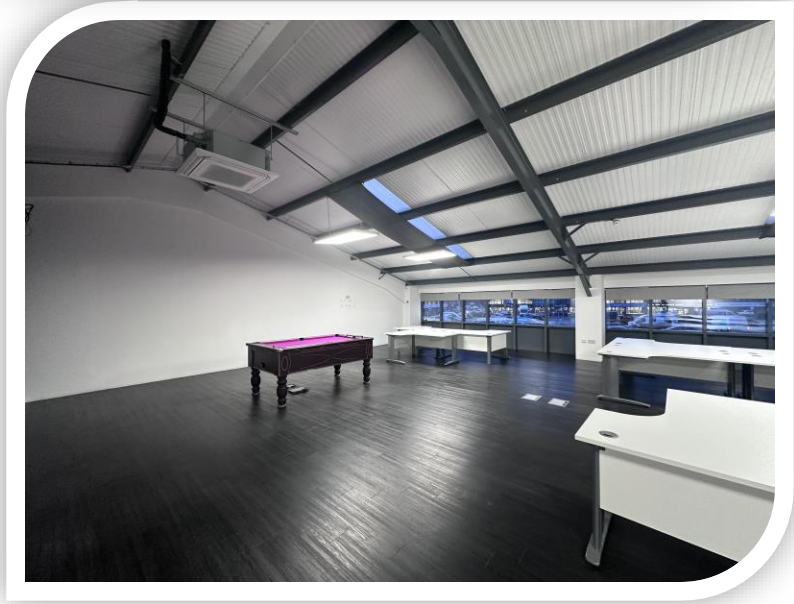
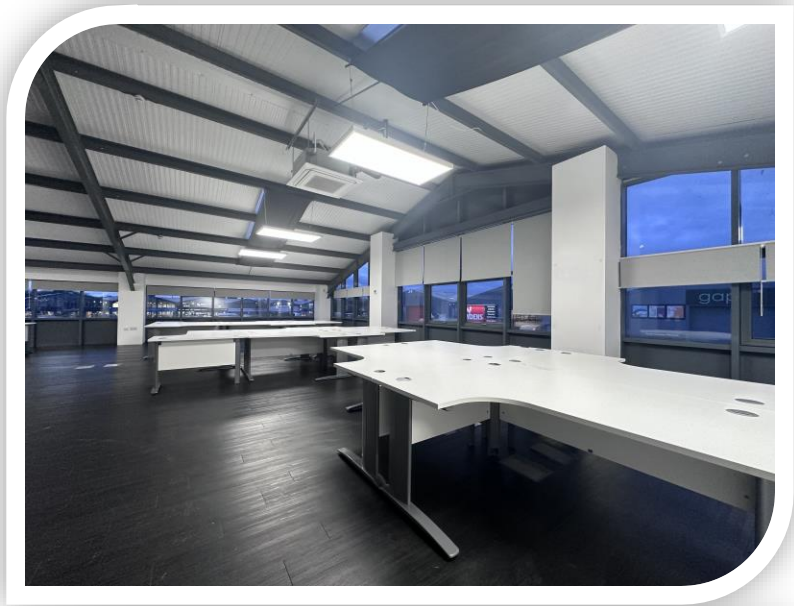
The units are available on new Full Repairing & Insuring lease terms to be agreed.

VAT

All figures are exclusive of VAT, where applicable.

BUSINESS RATES

Interested parties are asked to verify rates payable by contacting the local authority



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SERVICE CHARGE

A service charge of £0.39 per square foot will be levied to cover the maintenance and upkeep of the common areas of the Estate.

EPC RATING

The EPC can be made available upon request.

PLANNING PERMISSION

We have been advised the units currently have planning consent for B1, B2, B8 use.

CONTACT

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

Tel: 01792 439105

Email: info@glanmorproperty.co.uk

SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, January 2024

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