



GLANMOR CHARTERED
SURVEYORS

📍 Swansea, South West Wales

PRINCESS HOUSE

Ground Floor Office Suite With Parking

TO LET
£23,000
pax

2,093 Sqft | Prime City Centre Location | Swansea Population 321,000

SWANSEA OVERVIEW

SWANSEA IS THE REGIONAL ECONOMIC CENTRE OF SOUTH WEST WALES AND THE SECOND LARGEST CITY IN WALES, ACCOUNTING FOR 15% OF THE WELSH ECONOMY.

THE SWANSEA MARKET PLACE IS HOME TO 630,000 RESIDENTS.

321,000 PEOPLE LIVE WITHIN SWANSEA.

ANNUAL FOOTFALL OF 3.5M PEOPLE IN THE PRIME RETAIL CENTRE, UP 16% ON THE PREVIOUS YEAR

SWANSEA HAS 24,000 STUDENTS IN IT'S 2 UNIVERSITIES



LOCATION

Princess House occupies a prominent position within Swansea City Centre and is close to the main retail and leisure areas of the City. Swansea's new indoor Arena is also situated close by.

The property is well located within the City Centre to provide convenient commuting access. The offices benefit from excellent transport links with close proximity to bus and train stations as well as being situated 5 miles from junction 42 of the M4.



DESCRIPTION

Princess House comprises a multi-let office building which provides a mixture of open plan and cellular office accommodation over 10 floors.

Suite C is located on the ground floor and occupies the rear section of the building. The space is currently split via a central corridor offering four offices/meeting rooms to one side and a large open plan workspace to the other. The unit also benefits from a separate kitchen and 2 allocated parking spaces.

The property has recently benefited from refurbishment works to improve the reception and communal areas. There are two lifts serving the property

ACCOMMODATION

DESCRIPTION	m2	ft2
NIA	194.44	2,093

TENURE

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

RENT

£23,000 per annum.

VAT

All figures are exclusive of VAT, where applicable.

SERVICE CHARGE

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

BUSINESS RATES

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

EPC RATING

A copy of the EPC can be available upon request.

For all enquiries please contact;

Glanmor Chartered Surveyors

01792 439105

info@glanmorproperty.co.uk





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