

**UNIT 8 PLASMARL INDUSTRIAL  
ESTATE, BEAUFORT ROAD, SWANSEA,  
SA6 8JG**

**TRADE COUNTER / WAREHOUSE UNIT RECENTLY  
REFURBISHED**



# TRADE/WAREHOUSE UNIT TO LET

760.3 SQ.M (8,184 SQ.FT) | £49,500 P/A

PRIME WAREHOUSE / TRADE LOCATION | GENEROUS SITE PARKING | EXCELLENT ROAD LINKS TO CITY CENTRE & M4 MOTORWAY



**GLANMOR CHARTERED  
SURVEYORS**

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

Cambrian House, Cambrian Place, Swansea, SA1 1RH





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### LOCATION

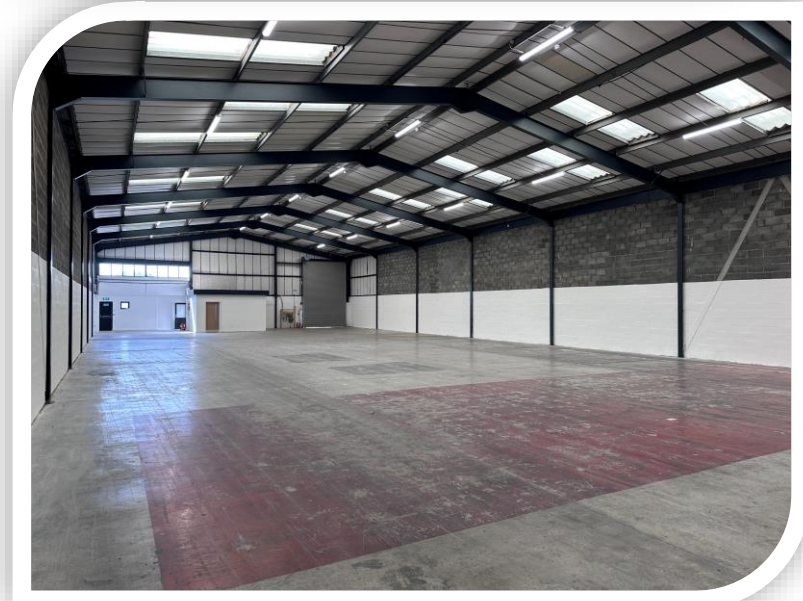
The unit is conveniently located within Plasmarl Industrial Estate and occupies a prominent position within the estate. The estate is accessed from Beaufort Road which leads directly to the A4067 which provides access to junction 45 of the M4 motorway approximately 2 miles to the north and Swansea City Centre approximately 3 miles to the south.

The unit is in close proximity to the Enterprise Park and situated in a major commercial hub in Swansea with a mix of national and local trade, industrial and retail occupiers.

### DESCRIPTION

Plasmarl Industrial Estate is a well-established trade counter location with ample visitor and occupier parking and benefits from excellent road links to the M4 motorway and city centre.

Terrace unit of steel portal frame construction with lower elevations of brick/blockwork and metal sheet cladding above, set beneath a metal clad roof with translucent panels. To the front of the unit there is a lean-to area providing separate pedestrian access to the unit.



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### TENURE

The unit is available immediately on new full repairing and insuring lease terms. Terms to be negotiated.

### VAT

All figures are exclusive of VAT, where applicable.

### BUSINESS RATES

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

### SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas.

### ENERGY PERFORMANCE CERTIFICATE

Rating B-44

### 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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