

**UNIT 26 CWMDU PARC,
SWANSEA, SA5 8JF**

INDUSTRIAL/WAREHOUSE UNIT WITH OFFICE SPACE

Industrial/Warehouse Unit to Let

Total GIA 781.92 m.sq 8,417 sq.ft £52,500 PAX

Industrial/warehouse unit | Good quality office accommodation | Located on a popular trade park



**GLANMOR CHARTERED
SURVEYORS**

01792 439105 | info@glanmorproperty.co.uk

Cambrian House, Cambrian Place, Swansea, SA1 1RH



UNIT 26 CWMDU PARC, SWANSEA, SA5 8JF

INDUSTRIAL/WAREHOUSE UNIT WITH OFFICE SPACE

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 estate is accessed from Carmarthen Road which is a main thoroughfare to the city centre from the west. Nearby occupiers on the estate include a number of well-established retail trade counter and warehouse occupiers including Toolstation, Screwfix, Greggs, Edmundson Electrical and B&M.

DESCRIPTION

Unit 26 is a mid-terrace portal frame warehouse unit which comprises of mainly warehouse space with two storey office ancillary accommodation at the front of the unit which includes ground and first floor offices, kitchen/communal area and WCs. The unit has a roller shutter door to the front elevation providing access to the warehouse space. There is an access door to the office accommodation from the front elevation.

The unit also benefits from an electric roller shutter and a 3-phase electricity supply.

- ❑ Roller shutter width – 4.2m height – 4.86m
- ❑ Minimum eaves - 5.1m

Area	M2	Ft2
Warehouse	614.33	6,613
GF Office	112.87	1,215
Mezzanine	54.72	589
Total	781.92	8,417

UNIT 26 CWMDU PARC, SWANSEA, SA5 8JF

INDUSTRIAL/WAREHOUSE UNIT WITH OFFICE SPACE

TENURE

The property is available on a new lease, terms subject to negotiation.

VAT

All figures are exclusive of VAT, where applicable.

BUSINESS RATES

Our inspection of the rating list shows the following assessment for the subject premises.

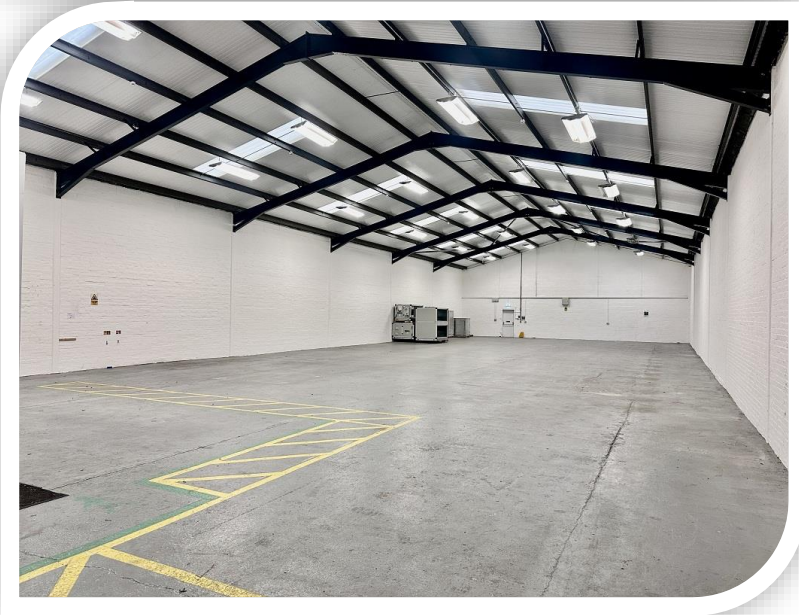
Rateable Value: £31,750 (April 2023)
UBR for Wales 2024/25 56.2p in the £

RENT

£52,500 per annum exclusive

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.



UNIT 26 CWMDU PARC, SWANSEA, SA5 8JF

INDUSTRIAL/WAREHOUSE UNIT WITH OFFICE SPACE

PLANNING

The property benefits from B1, B2 and B8 use under The Town and Country Planning (Use Classes) Order 1987 (as amended). Other uses would be considered, subject to relevant planning consent.

EPC Rating

An EPC can be made available upon request.

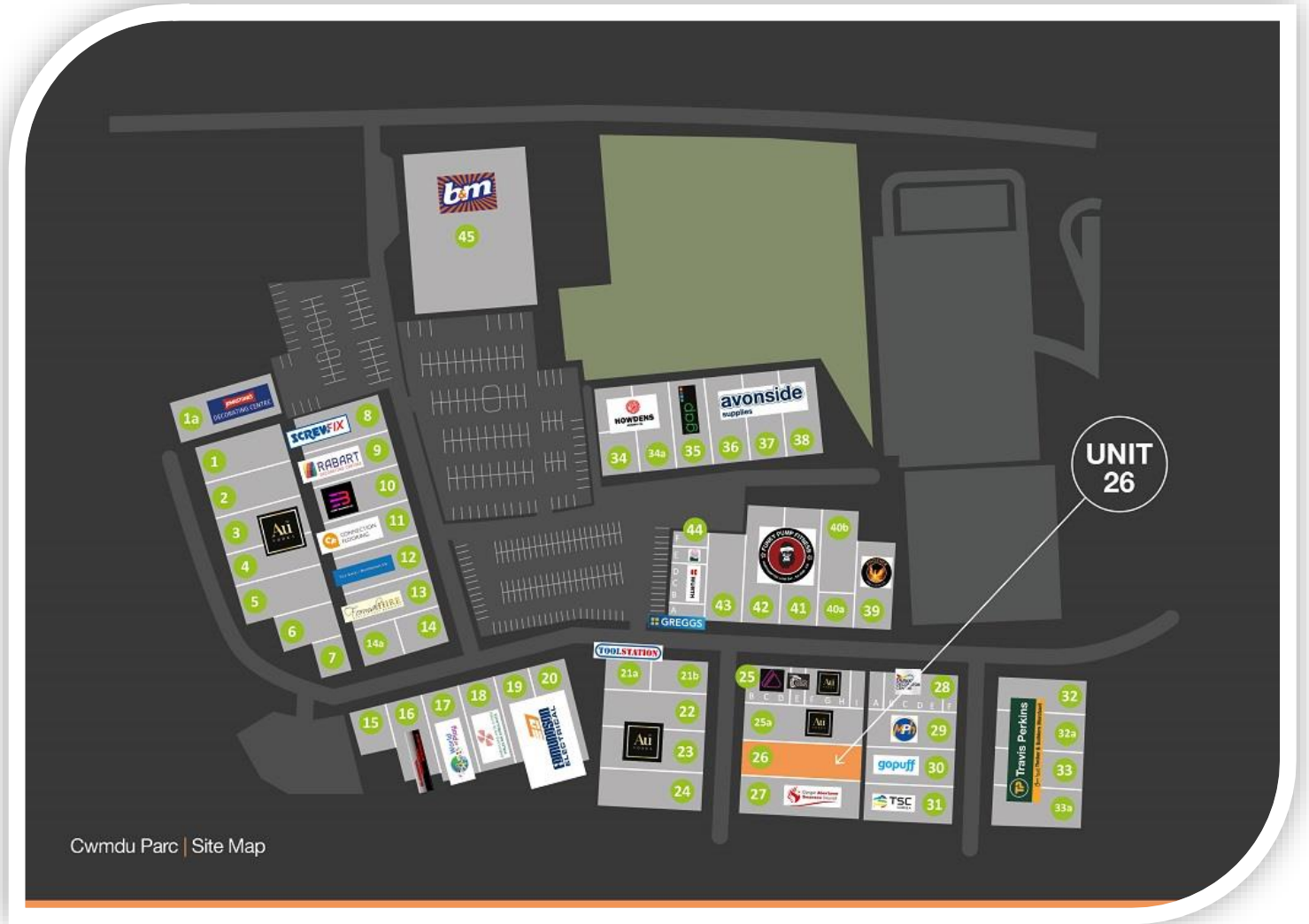
CONTACT

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, June 2024

Important notice relating to the Misrepresentation Act 1967. Glanmor Property Ltd act for itself and the vendor as agents for the vendor give notice that: 1. We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. 2. We will use all reasonable endeavors to ensure the accuracy of information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors. 3. Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. 4. We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard. 5. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.