



GLANMOR CHARTERED
SURVEYORS

📍 Cwmdu Parc, Camarthen Road, Swansea, SA5 8JF

UNITS 1-6 CWMDU PARC

Large Warehouse With Secure Shared Yard To Let

TO LET
£5.50
p/ft²

GIA: 33,552 Sq Ft | Industrial/Warehouse Units Situated In Popular Trade Park

OVERVIEW

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

Units 1-6 are constructed of 6 portal frames in a terrace providing open plan warehouse space with newly fitted profile steel cladding to the elevations and a new profile steel cladding to the roof. There are 4 roller shutter doors providing access to the units.

The units benefit from a large shared forecourt with designated parking spaces.



OVERVIEW

ACCOMMODATION

AREA	m2	ft2
Gross Internal Area	3,117	33,552

Units can be subdivided subject to requirement

TENURE

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

RENT

£5.50 p/ft2

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: £89,000 (April 2023)

UBR for Wales 2024/25 56.2p in the £

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

SERVICE CHARGE

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

EPC RATING

An EPC has been commissioned and will be available for inspection shortly.

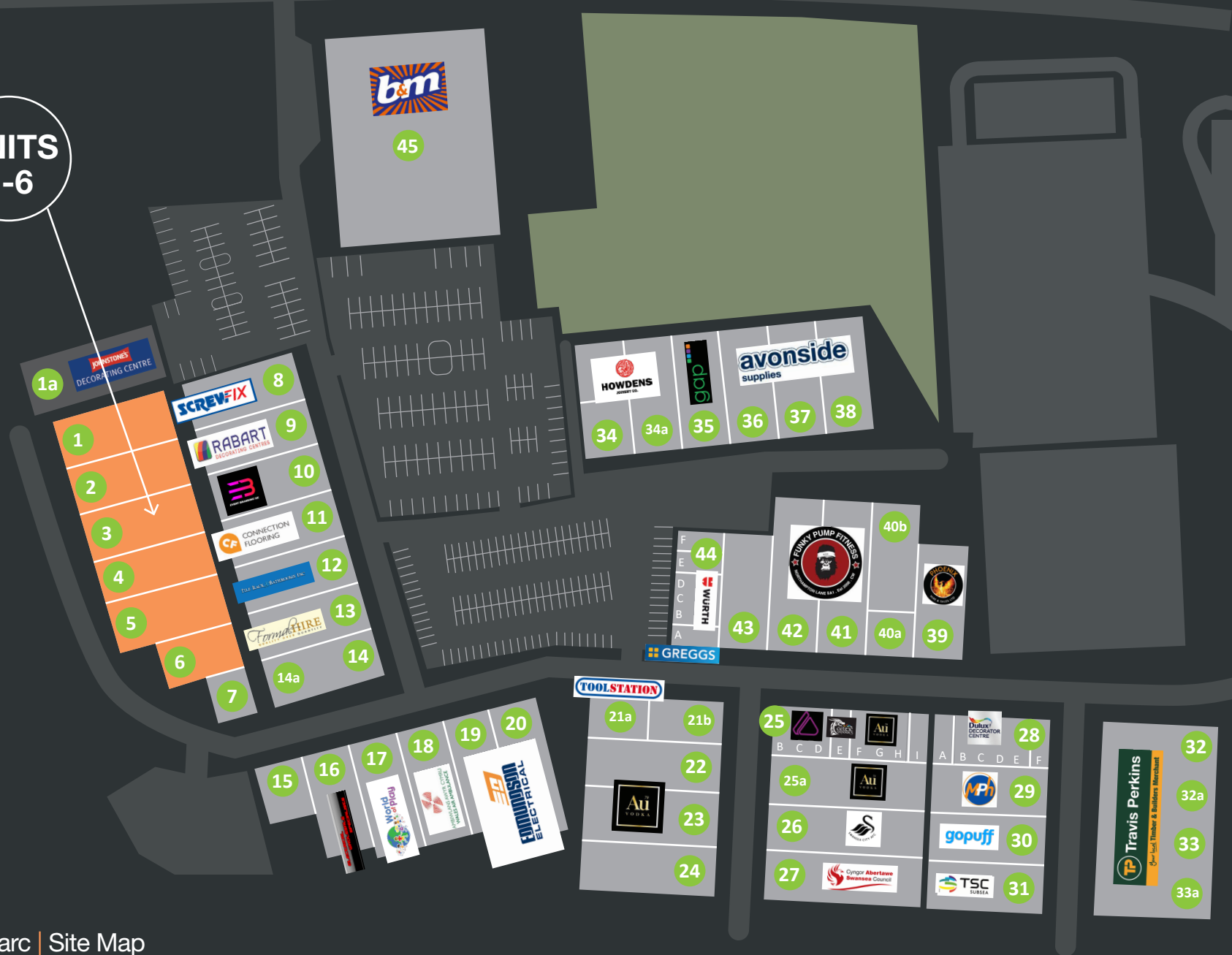
For all enquiries please contact;

Glanmor Chartered Surveyors

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UNITS
1-6





**GLANMOR CHARTERED
SURVEYORS**

SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, July 2024.

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