

**PRINCESS HOUSE, PRINCESS WAY,
SWANSEA CITY CENTRE,
SA1 3LW**

CITY CENTRE OFFICE SPACE

OFFICES TO LET

1,867 – 6,272 sq.ft | £10 per sq.ft

USE CLASS B1 - | VERSATILE OFFICE SPACE TO LET WITHIN A PRIME CITY CENTRE LOCATION.

GCS | GLANMOR CHARTERED
SURVEYORS

01792 439105 | info@glanmorproperty.co.uk

Cambrian House, Cambrian Place, Swansea, SA1 1RH



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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 has benefited from significant recent investment with developments including Swansea's new indoor area, the Princess Quarter Development and numerous other ongoing schemes.

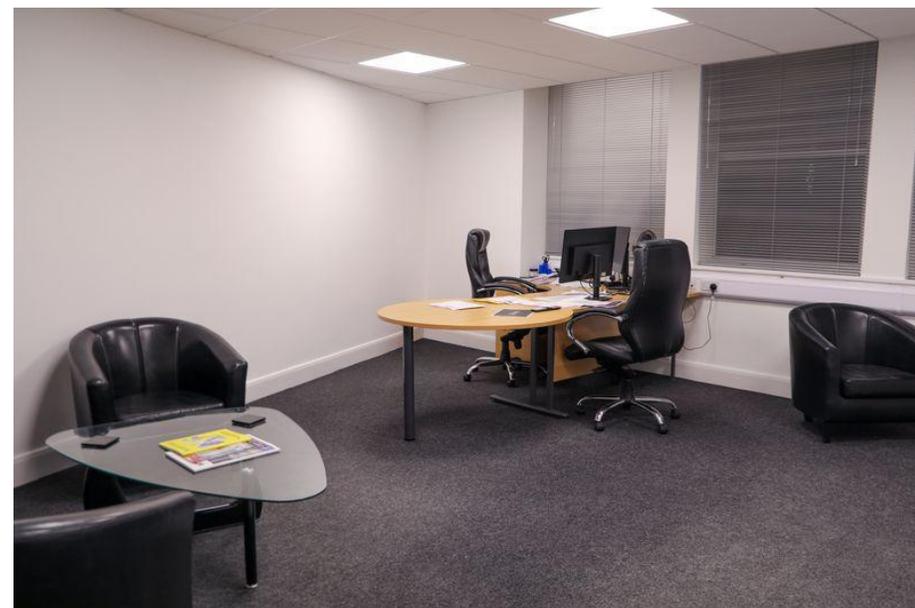
The property is well located within the City Centre to provide convenient commuting access. The offices benefit from excellent transport links with close proximity to bus and train stations as well as being situated 5 miles from junction 42 of the M4.

DESCRIPTION

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

The offices are self-contained and are finished with suspended ceilings and carpeted flooring throughout. Kitchen and toilet facilities are provided on each floor.

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



(Example Office Space Within Princess House)

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ACCOMMODATION

AREA	SQ M	SQ FT
Total available space IPMS3	From 173.45 – 582.68	From 1,867 – 6,272

Flexible space available with floors available to be sub-divided to provide a minimum floorspace of 1,867 sq.ft

TENURE

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

RENT

A quoting rent of £10.00 per square foot per annum, exclusive of rates, utilities and service charge.

SERVICE CHARGE

A service charge will be levied to cover the maintenance and upkeep of the common areas of the property at a rate of £2.95 per square foot.

VAT

All figures are exclusive of VAT, where applicable.



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BUSINESS RATES

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

EPC RATING

The property currently has an EPC rating of - B

PLANNING PERMISSION

We have been advised the unit currently has planning consent B1 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, February 2026

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