

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

**CITY CENTRE OFFICE SPACE**

# OFFICES TO LET

1,867 – 6,272 sq.ft | £12 per sq.ft

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



**GLANMOR CHARTERED  
SURVEYORS**

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

Cambrian House, Cambrian Place, Swansea, SA1 1RH





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

**CITY CENTRE OFFICE SPACE**

**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.

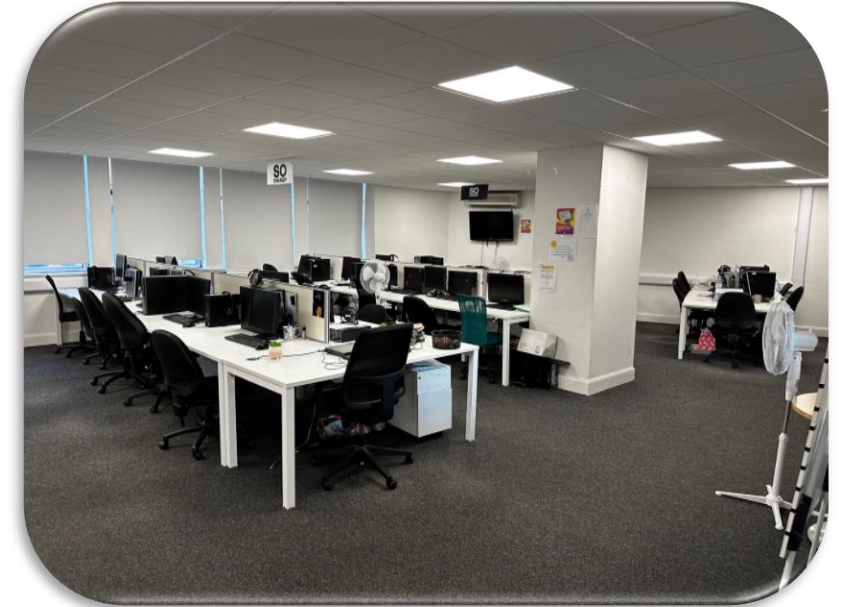
The property is well located within the City Centre to provide convenient commuting access. The offices benefit from excellent transport links with close proximity to bus and train stations as well as being situated 5 miles from junction 42 of the M4.

**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.



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

**CITY CENTRE OFFICE SPACE**

**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 £12.00 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.





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

## CITY CENTRE OFFICE SPACE

### 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](mailto:info@glanmorproperty.co.uk)**

SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, August 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.



GLANMOR CHARTERED  
SURVEYORS

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

Cambrian House, Cambrian Place, Swansea, SA1 1RH

