

GLANMOR CHARTERED SURVEYORS

Cwmdu Parc, Camarthen Road, Swansea, SA5 8JF

# **UNIT 25H CWMDU PARC**

Trade Counter Opportunity Situated in Popular Trade Park

GIA: 1,564 Sq Ft | Industrial/Warehouse Unit Situated In Popular Trade Park

**TO LET** £16,000 pax

# **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

The unit comprises a fully glazed frontage onto the main thoroughfare into the Estate and has recently been fully refurbished to a high specification.

Unit H provides trade counter accommodation to the front of the unit with office space to the rear. The unit also benefits from an impressive mezzanine office/meeting room with kitchenette, WC facilities and glass balustrade overlooking the front retail area.



# **OVERVIEW**

#### ACCOMMODATION

UNIT H	m2	ft2
Ground Floor	92.9	1,000
Mezzanine	52.4	564
Total	145.3	1,564

# TENURE

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

# RENT

£16,000 per annum exclusive.

## 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

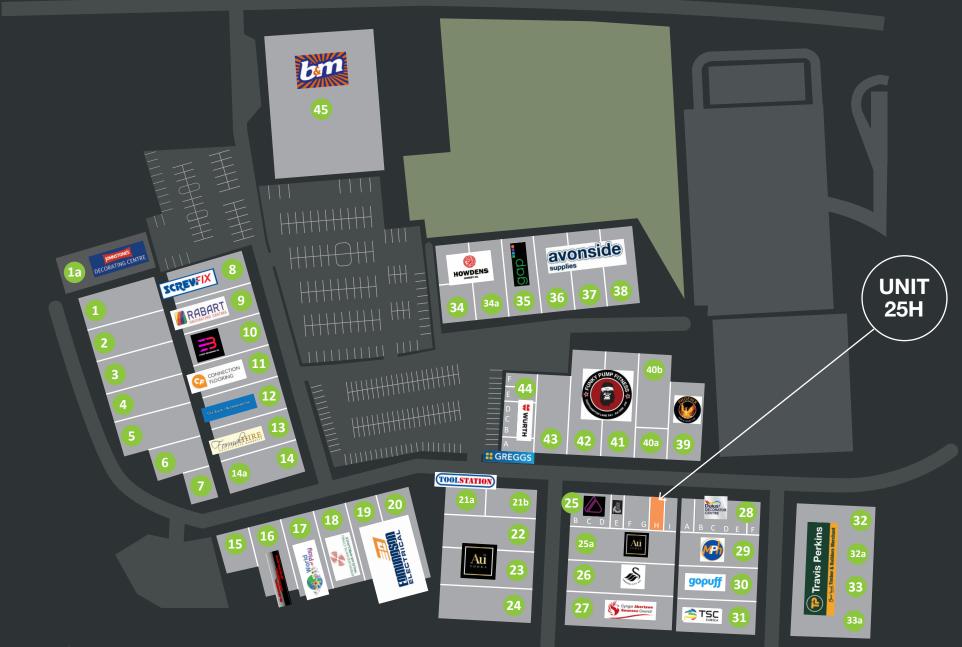
A service charge will be levied to cover the maintenance and upkeep of the common areas of the Estate.

# **EPC RATING**

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

For all enquiries please contact; Glanmor Chartered Surveyors 01792 439105

info@glanmorproperty.co.uk



Cwmdu Parc | Site Map



SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, October 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 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.