



GLANMOR CHARTERED
SURVEYORS

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

UNIT 25H CWMDU PARC

Trade Counter Opportunity Situated in Popular Trade Park

TO LET
£16,000
pax

GIA: 1,564 Sq Ft | Industrial/Warehouse Unit 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

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





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

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