

RIVERSIDE COURT, MORFA, SWANSEA, SA1 2JA

REFURBISHED OFFICE SPACE

OFFICES TO LET

REFURBISHED OFFICE ACCOMMODATION | FROM 2,371 – 4,755 SQ FT | £12 per SQ FT | ALLOCATED PARKING | SUITABLE FOR A RANGE OF BUSINESSES | ADJACENT TO SWANSEA.COM STADIUM

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LOCATION

Situated within close proximity to Morfa Retail Park and The Swansea.com Stadium, the property offers convenient access to the M4 along with transport links to Swansea City Centre. The office space also benefits from being situated close to Landore Park and Ride and is less than 2 miles to Swansea Train Station. The site is also situated amongst a range of residential property.

DESCRIPTION

Comprising two floors accessed via a communal lobby area, the property is available on a floor-by-floor basis. The ground floor comprises a mixture of office and meeting rooms with ancillary facilities including a kitchen and WC facilities.

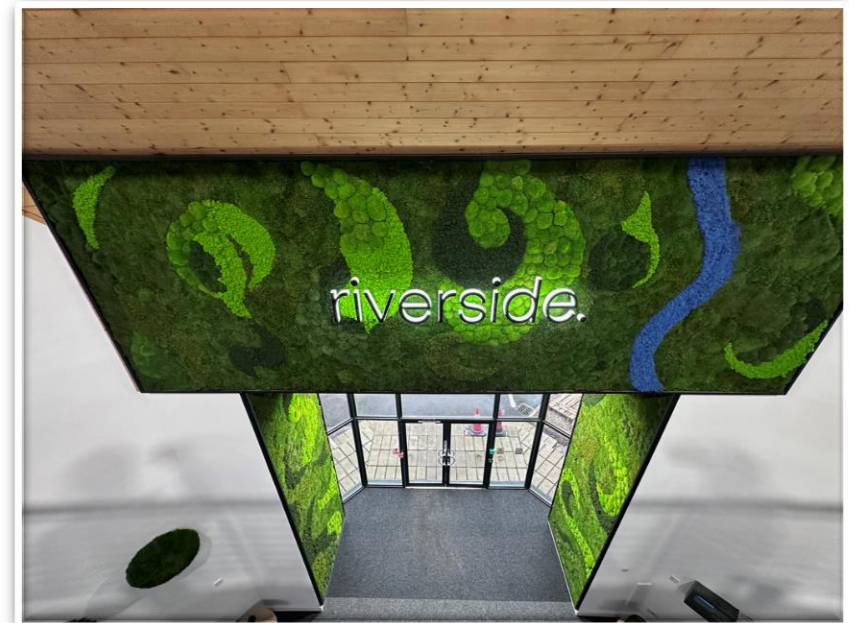
The first floor is split into 3 rooms with further WC facilities. The building benefits from recent refurbishment, lift access, and offers ample parking facilities.

Suite	Size (Ft 2)	Size (m2)	Rent (£)
Ground Floor	2,384	221.47	£28,608 pax
First Floor	2,371	220.25	£28,452 pax

(Approximate Floor Areas)

SERVICE CHARGE

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



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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	2024/25 UBR for Wales	Rates Payable
Ground Floor	£23,880	56.2p in the £	£13,420
First Floor	£23,863	56.2p in the £	£13,411

EPC

A copy can be made available upon request.

CONTACT

For further information and to arrange a viewing please contact Glanmor Chartered Surveyors.

Tel: 01792 439105

Email: info@glanmorproperty.co.uk



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