

RIVERSIDE HOUSE, MORFA, SWANSEA, SA1 2JA

FULLY REFURBISHED OFFICE SPACE

SERVICED OFFICES TO LET

FLEXIBLE TERMS AVAILABLE ON REFURBISHED OFFICE SPACE | FROM 261 – 840 SQ FT | £21 SQ FT | ALLOCATED PARKING
SUITABLE FOR A RANGE OF BUSINESSES | ADJACENT TO SWANSEA.COM STADIUM

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LOCATION

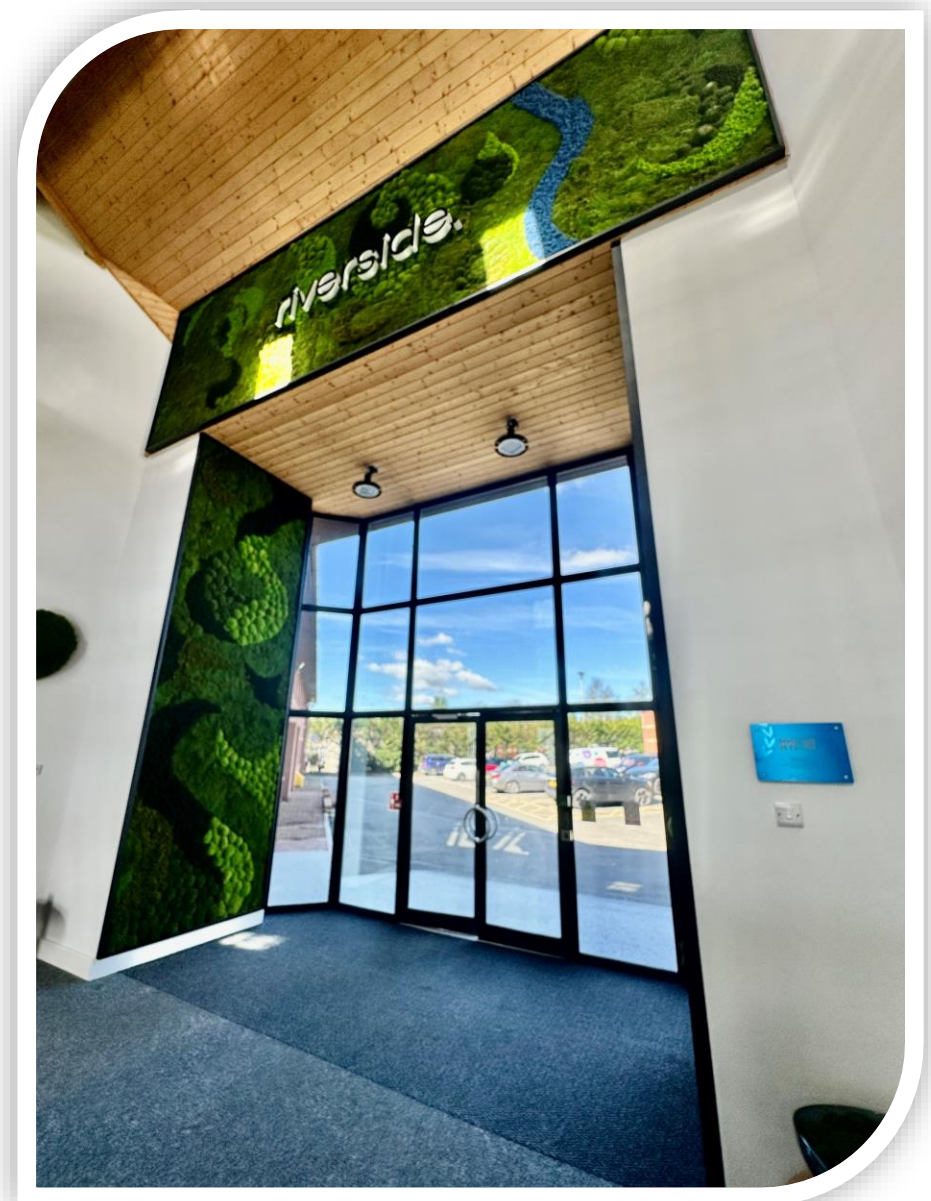
Situated within close proximity to Morfa Retail Park and The Swansea.com Stadium, the property offers convenient access to the M4 along with transport links to Swansea City Centre. The office space also benefits from being situated close to Landore Park and Ride and is less than 2 miles to Swansea Train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

DESCRIPTION

Accessed via a communal atrium Riverside House comprises a range of refurbished cellular office space available over three floors. The building benefits from a communal reception area, lift access, and shared WC and kitchen facilities.

Each unit will benefit from allocated parking with additional spaces available, subject to negotiation.

The Annex building sits separate from the main building and offers space up to 840sq.ft per floor. Space in the Annex can also be leased traditionally, terms to be negotiated.



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QUOTING RENT

£21 per square foot inclusive of insurance, service charge and utilities.

VAT

All figures are exclusive of VAT, where applicable.

Business Rates

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

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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IMMEDIATELY AVAILABLE SPACE

Suite	Size (Ft 2)	Size (m2)	Rent (£)
2 (Ground Floor)	261	24.28	£5,481 pax
5 (Ground Floor)	316	29.39	£6,636 pax
9 (Second Floor)	840	78.11	£17,640 pax

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