



1-6 POCKETTS WHARF, MARITIME QUARTER, SWANSEA, SA1 3XL

OFFICE ACCOMMODATION WITH OUTSTANDING MARINA VIEWS



OFFICE TO LET

GROUND AND FIRST FLOOR OFFICE ACCOMMODATION WITH MARINA VIEWS | 6 ALLOCATED PARKING SPACES | NIA FROM 194.95 sq.m (2,098 sq.ft) – 446.21 sq.m (4,803 sq.ft) | FROM - £26,225 - £60,000 PER ANNUM EXCLUSIVE |

1-6 POCKETTS WHARF, MARITIME QUARTER, SWANSEA, SA1 3XL

OFFICE ACCOMMODATION WITH OUTSTANDING MARINA VIEWS

LOCATION

The property is located on the south side of Swansea City Centre's main retail core, within the heart of Swansea's Maritime Quarter. The surrounding area is of mixed use, comprising a combination of residential, retail and leisure occupiers.

This property is conveniently located being a short walk from popular bars, restaurants and cafes. The Marina is a popular tourist area and lies next to Swansea Bay. Junction 45 of the M4 Motorway is approximately 4 miles to the east. Pocketts Wharf is accessed from East Burrows Road and has a prominent position within the Maritime Quarter.

DESCRIPTION

The office suite is located over the ground and first floors of a block of residential apartments and benefits from superb Marina views. The property also benefits from 6 allocated parking spaces and access to a Council pay & display car park to the front of the building.

The accommodation comprises a mix of cellular/open plan office space and meeting rooms with marina views. There is a modern kitchen area and WC facilities on the lower floor.

The office accommodation could be let on a floor-by-floor basis subject to requirement.



1-6 POCKETTS WHARF, MARITIME QUARTER, SWANSEA, SA1 3XL

OFFICE ACCOMMODATION WITH OUTSTANDING MARINA VIEWS

QUOTING RENT

FROM - £26,225 - £60,000 per annum exclusive.

TENURE

Available on a new internal repairing and insuring lease, terms to be negotiated.

SERVICE CHARGE

A service charge will be levied to cover the maintenance of the common parts.

BUSINESS RATES

Our inspection of the rating list shows the following assessment for the subject premises.

Rateable Value: GF -£8,975.00 FF-£17,700.00

Total - £26,675.00 (April 2023) (UBR for Wales 2024-25 56.2p in the £)

VAT

All figures are exclusive of VAT, where applicable.

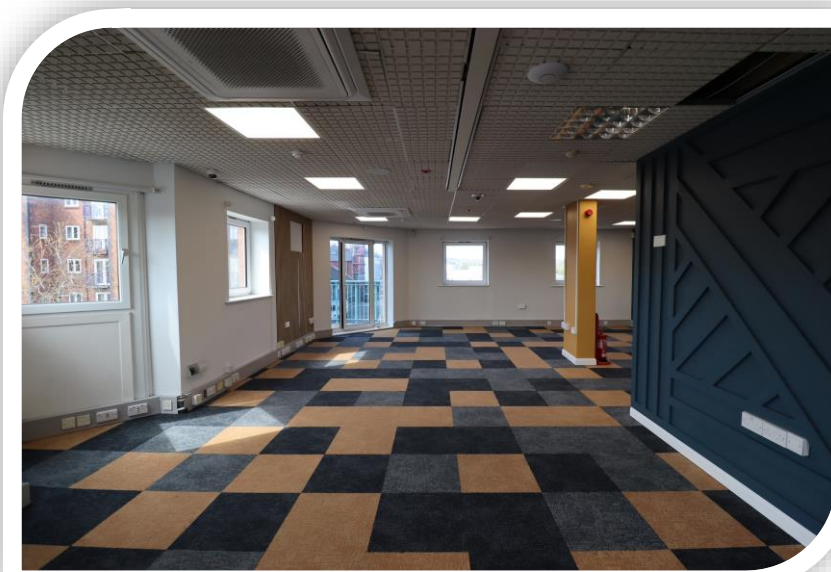
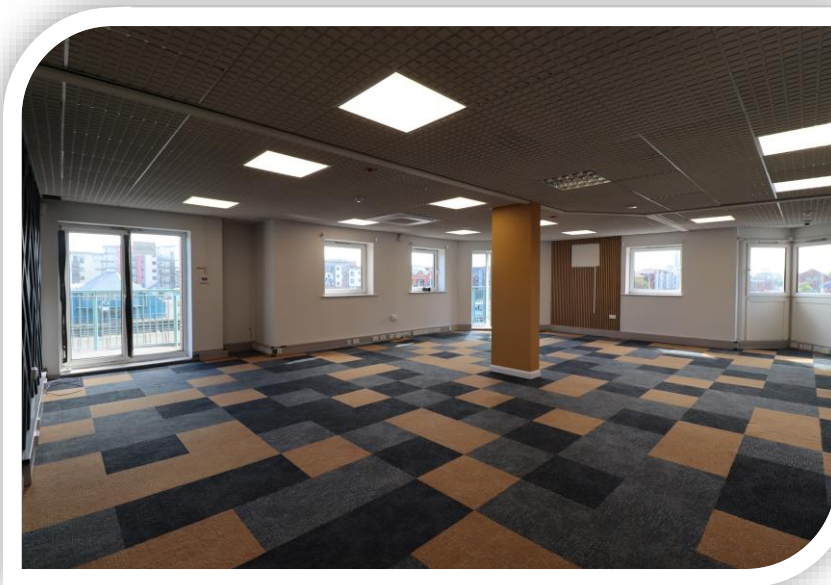
EPC

An Energy Rating of D - 89

CONTACT

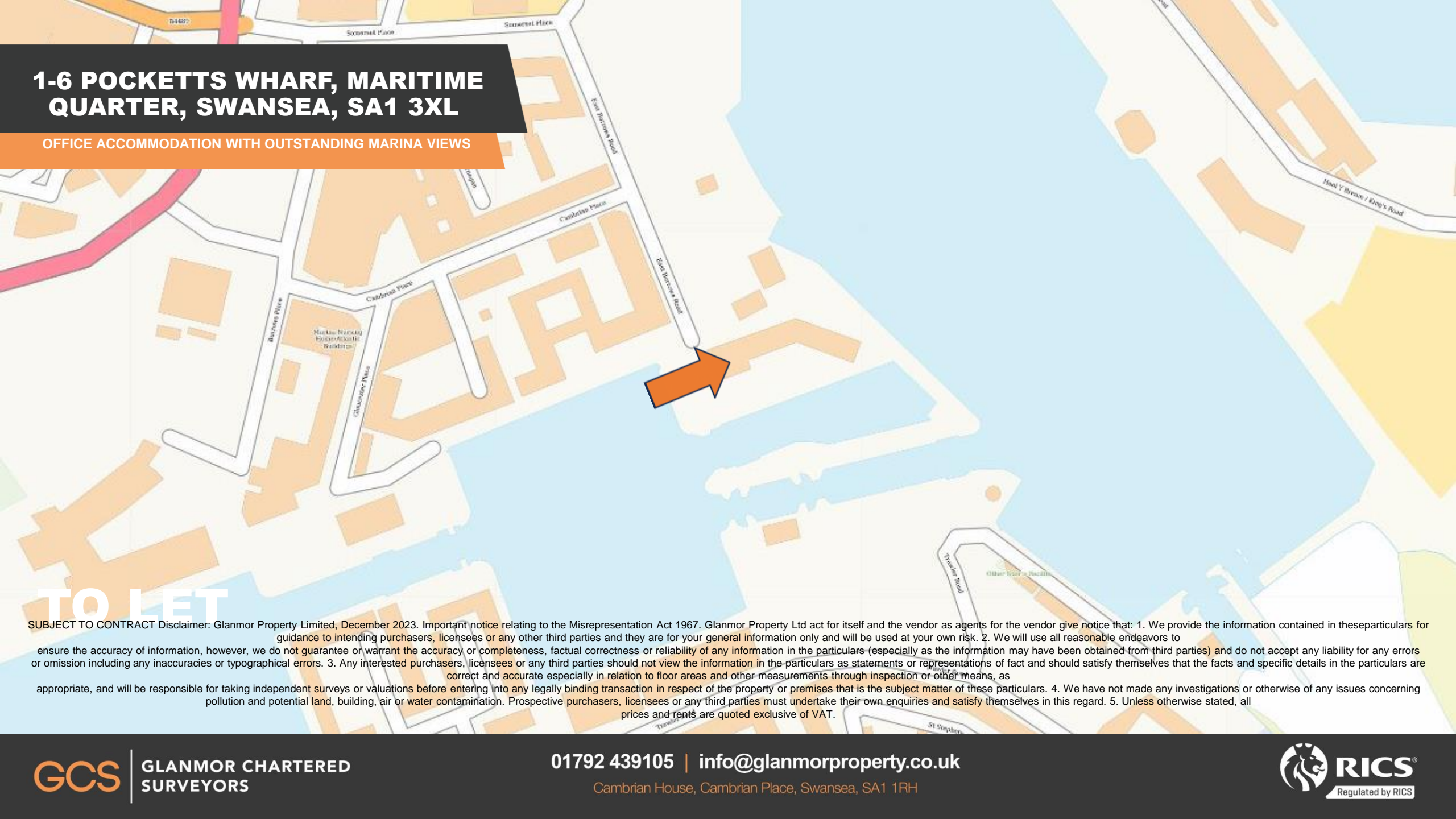
For further information and to arrange a viewing please contact

Glanmor Chartered Surveyors. **Tel: 01792 439105 Email: info@glanmorproperty.co.uk**



1-6 POCKETTS WHARF, MARITIME QUARTER, SWANSEA, SA1 3XL

OFFICE ACCOMMODATION WITH OUTSTANDING MARINA VIEWS



TO LET

SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, December 2023. 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.