

**8th FLOOR, PRINCESS HOUSE, PRINCESS
WAY, SWANSEA CITY CENTRE,
SA1 3LW**

CITY CENTRE OFFICE SPACE

OFFICES TO LET

8th FLOOR ACCOMMODATION BETWEEN 787 – 2,433 SQ.FT AVAILABLE | FROM £7,870 PAX

USE CLASS B1 - | OFFICE SPACE TO LET WITHIN A PRIME CITY CENTRE LOCATION | ALLOCATED PARKING

GCS | GLANMOR CHARTERED
SURVEYORS

01792 439105 | info@glanmorproperty.co.uk

Cambrian House, Cambrian Place, Swansea, SA1 1RH

 **RICS**
Regulated by RICS

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LOCATION

Princess House occupies a prominent position within Swansea City Centre and is close to the main retail and leisure areas of the City. Swansea has benefited from significant recent investment with developments including Swansea's new indoor area, the Princess Quarter Development and numerous other ongoing schemes.

The property is well located within the City Centre to provide convenient commuting access. The offices benefit from excellent transport links with close proximity to bus and train stations as well as being situated 5 miles from junction 42 of the M4.

DESCRIPTION

Princess House comprises a multi-let office building which provides open and cellular office accommodation over 10 floors.

This suite is located on the 8th floor of the building and provides self-contained office accommodation with a mix of open plan and modular office space. The suite benefits from its own kitchen facilities and shared WC facilities. The office is finished with suspended ceilings and carpeted flooring throughout. The accommodation is currently presented as one unit, however this could be split into two smaller suites, terms to be discussed.

There are two allocated parking spaces located to the rear of the building that are demised to the suite as a whole.

The property has recently benefited from refurbishment works to improve the reception and communal areas of the building. There are two lifts serving the property.



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ACCOMMODATION

AREA	SQ M	SQ FT	RENT
Suite A	73.11	787	£7,870 PAX
Suite B	126.9	1,366	£13,660 PAX
Whole Floor	226	2,433	£24,330 PAX

Further flexible office accommodation is available within the building. Please contact us to discuss further.

TENURE

The property is available on new Internal Repairing & Insuring lease terms to be agreed.

RENT

A quoting rent of £10.00 per square foot per annum, exclusive of rates, utilities and service charge.

SERVICE CHARGE

A service charge will be levied to cover the maintenance and upkeep of the common areas of the property at a rate of £2.95 per square foot.

VAT

All figures are exclusive of VAT, where applicable.



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BUSINESS RATES

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

EPC RATING

The property currently has an EPC rating of - B

PLANNING PERMISSION

We have been advised the unit currently has planning consent B1 use.

CONTACT

For further information and to arrange a viewing please contact -

Glanmor Chartered Surveyors

Tel: 01792 439105

Email: info@glanmorproperty.co.uk

SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, February 2025

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