



**UNIT 2 VIKING WAY, WINCH WEN,
SWANSEA, SA1 7DA**

DETACHED INDUSTRIAL/WAREHOUSE UNIT & YARD

INDUSTRIAL/WAREHOUSE UNIT

2,155.75 SQ.M (23,205 SQ.FT) | £97,500 P/A

WITHIN WINCH WEN INDUSTRIAL ESTATE | MIN EAVES 5.3m | ENCLOSED YARD



**GLANMOR CHARTERED
SURVEYORS**

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Cambrian House, Cambrian Place, Swansea, SA1 1RH



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LOCATION

Situated on Viking Way a short distance off Jersey Road. Jersey Road is a main throughfare from the city centre to the northern boundary of Swansea.

Located approximately 3 miles to the north-east of the city centre of Swansea on the established Winch Wen Industrial Estate and is located a short distance away from Swansea Enterprise Park which is a combined business park, retail park and industrial estate in Swansea. In addition, Morfa Shopping Park is located approximately 2 miles to the south-west, which provides a premier retail location in Swansea. The property is easily accessible to local distribution roads and the M4 motorway at junctions 44 & 45 which are both approximately 2 miles away.

DESCRIPTION

A large detached industrial/warehouse unit with a two-storey office building to the front section and benefiting from a yard area to the rear which is enclosed with palisade fencing to the boundary. Portal frame construction with metal cladding to the elevations and roof. There are two roller shutter doors to the front section and one roller shutter to the rear of the unit. 3 phase power. Full site area approximately 1.2 acres.

Min eaves.

Front section: 4.9m

Rear section: 5.3m



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TENURE

The unit is available from August 2025 on new full repairing and insuring lease terms. Terms to be negotiated.

VAT

All figures are exclusive of VAT, where applicable.

BUSINESS RATES

Rateable Value £49,250

UBR for Wales 2024/5 56.2 p in the £

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

RENT

£97,500 per annum exclusive

ENERGY PERFORMANCE CERTIFICATE

The EPC has been commissioned and will be available shortly.

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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ACCOMMODATION

Description	Area sq m	Area sq ft
Front warehouse	563.38	6064
Side warehouse	84.55	910
Front paint store	13.20	142
Rear extended warehouse	1160.52	12492
Ground floor ancillary	171.56	1847
Ground floor total	1993.20	21455
First floor ancillary	162.55	1750
First floor total	162.55	1750
Total GIA	2155.75	23205

