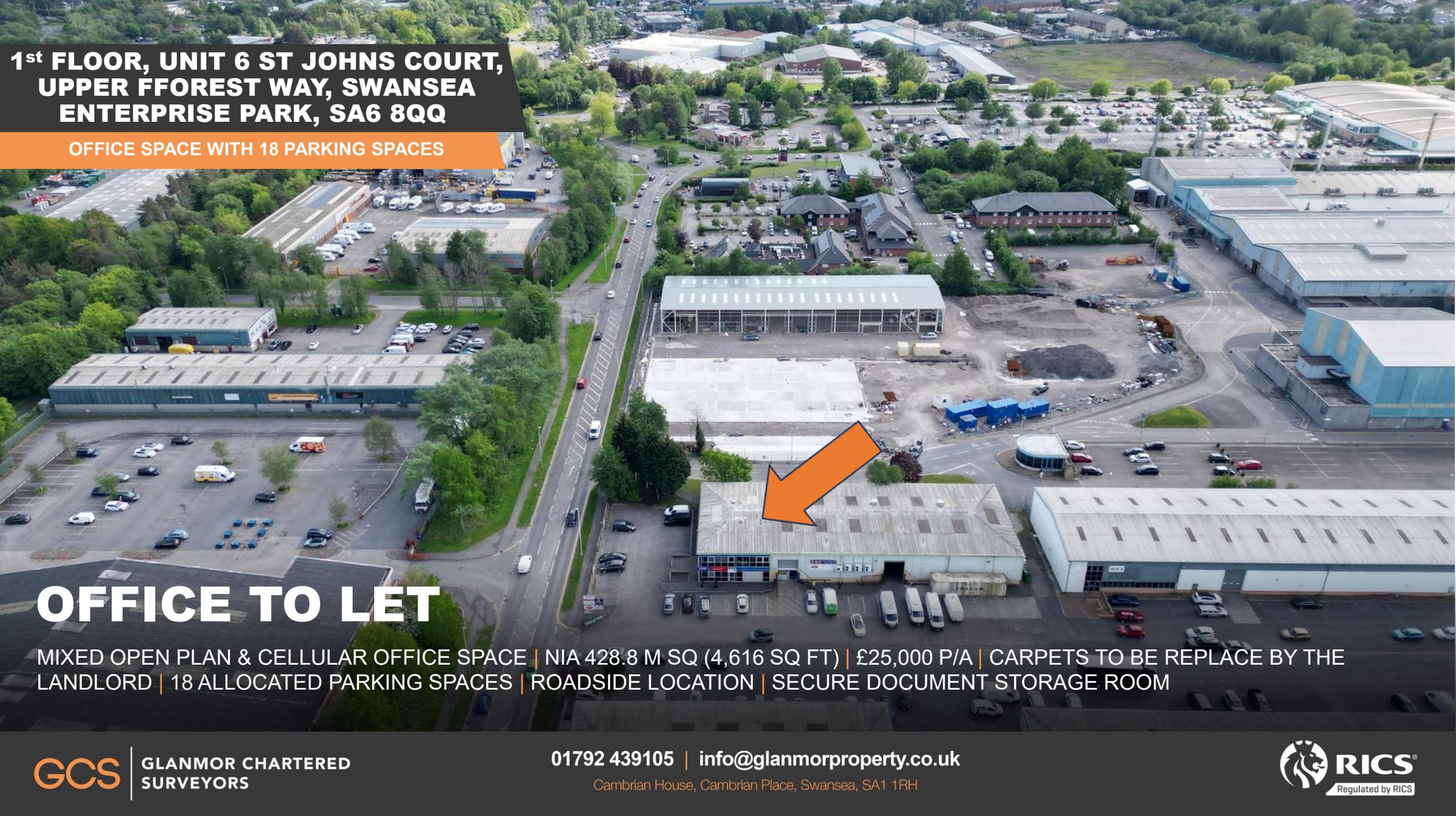


**1st FLOOR, UNIT 6 ST JOHNS COURT,
UPPER FFOREST WAY, SWANSEA
ENTERPRISE PARK, SA6 8QQ**

OFFICE SPACE WITH 18 PARKING SPACES



OFFICE TO LET

MIXED OPEN PLAN & CELLULAR OFFICE SPACE | NIA 428.8 M SQ (4,616 SQ FT) | £25,000 P/A | CARPETS TO BE REPLACE BY THE LANDLORD | 18 ALLOCATED PARKING SPACES | ROADSIDE LOCATION | SECURE DOCUMENT STORAGE ROOM

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LOCATION

The property is located within the northern part of Swansea Enterprise Park in the Llansamlet area of Swansea, Wales. St Johns Court is conveniently located on Upper Fforest Way which is a main thoroughfare through the park and is approximately 5 miles to the north of Swansea City Centre. Junction 45 of the M4 Motorway is approximately 1 mile to the north.

St Johns Court hosts a variety of businesses across different sectors, including accounting firms, wholesalers, and motor accessory retailers. The area benefits from excellent transport links, making it accessible for both clients and employees.

DESCRIPTION

The subject office suite is on the 1st floor of the building and is in a prominent position on Upper Fforest Way with a glazed frontage. The accommodation comprises of an exclusive entrance door to an internal lobby on the ground floor. The 1st floor comprises a mix of cellular and open plan office space and a large secure document storage room. There are 18 allocated parking spaces located to the front of the building. This office space also benefits from gas central heating and has been recently re-decorated.

The landlord will replace the carpet where necessary. Furniture included.

Office – 287.4 sq.m (3,093 sq.ft)

Secure document storage room – 141.4 sq.m (1,522 sq.ft)

Description	Area sq m	Area sq ft
Entrance lobby		
Reception	18.21	196.0
Office 1	16.76	180.5
Office 2	16.70	179.7
Office 3	77.64	835.7
Office 4	5.69	61.2
Office 5	6.00	64.6
Kitchen/staff room	20.42	219.8
WC facilities		
Office 6	19.19	206.5
Office 7	33.34	358.9
Office 8	39.34	423.4
Office 9	34.07	366.8
Secure filing store	141.44	1522.5
Total NIA	428.82	4615.8

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QUOTING RENT

£25,000 per annum exclusive.

TENURE

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

SERVICE CHARGE

An ad-hoc service charge will be levied to cover the maintenance of the building.

BUSINESS RATES

Our inspection of the rating list shows the following assessment for the subject premises.
Rateable Value: £20,000 (April 2023) (UBR for Wales 2025-26 56.8p in the £)

VAT

All figures are exclusive of VAT, where applicable.

EPC

Energy rating and score 38 - B

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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**GLANMOR CHARTERED
SURVEYORS**

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TO LET

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