

**SYSTEMS HOUSE, PHOENIX WAY,
GORSEINON, PENLLERGAER, SWANSEA
SA4 9WF**

GROUND FLOOR OFFICE SPACE



GROUND FLOOR SERVICED OFFICE ACCOMMODATION

SQ.M 59 SQ.M (635 SQ.FT) | £15,000 P.A AVAILABLE ON AN ALL INCLUSIVE BASIS | 4 PARKING SPACES

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LOCATION

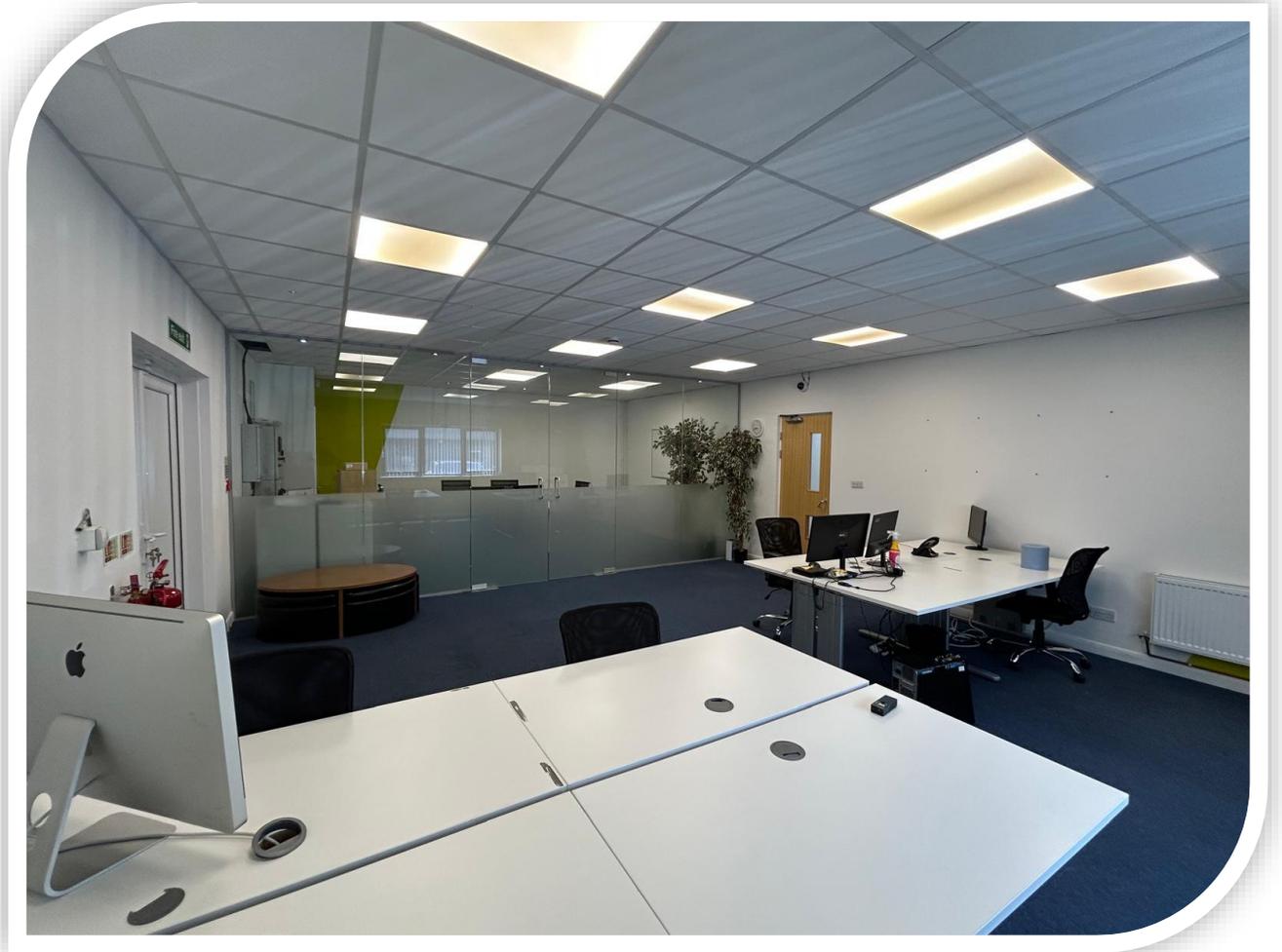
Systems House is located within the Garngoch Industrial Estate. The estate is a vibrant commercial hub, hosting a diverse mix of businesses with nearby occupiers including Royal Mail, Lidl, Euro Car Parts, Days Motor Group and Arthur Llewelyn Jenkins.

Positioned just 1.6 miles from Junction 47 of the M4 motorway, the office benefits from excellent transport links via Gorseinon Road with Swansea City Centre 6 miles to the south and Llanelli Town Centre 8 miles to the west.

DESCRIPTION

Located on the ground floor of Systems House and accessed via a communal lobby, the suite comprises an open plan office with a glass partition to create a meeting room or separate office. There are shared WC facilities within the building alongside a shared kitchenette. The suite benefits from 4 allocated parking spaces.

The suite will be let on an all inclusive basis with utilities, service charge, building insurance and internet included within the rental amount.



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TENURE

The property is available on new lease terms to be negotiated.

VAT

All figures are exclusive of VAT where applicable.

BUSINESS RATES

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

RENT

£15,000 per annum

ENERGY PERFORMANCE CERTIFICATE

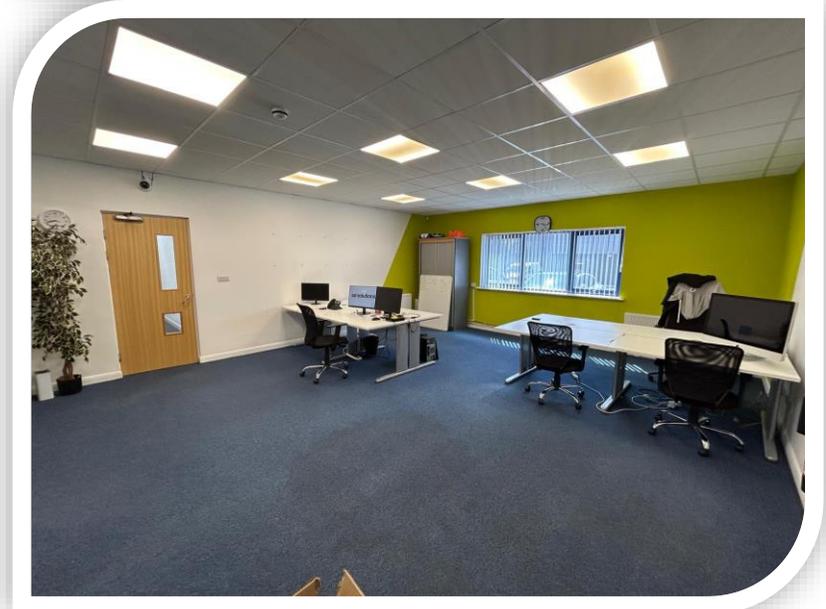
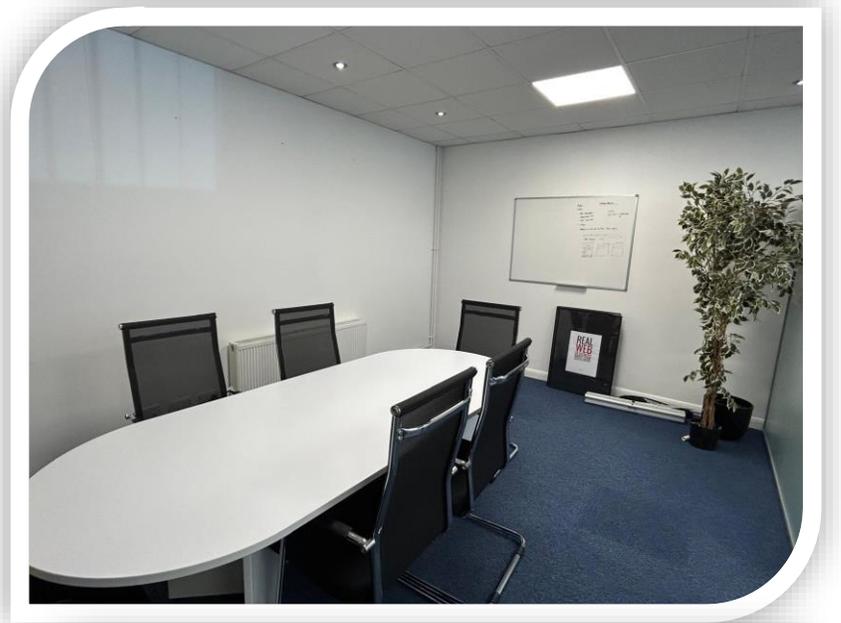
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CONTACT

For further information and to arrange a viewing please contact
Glanmor Chartered Surveyors.

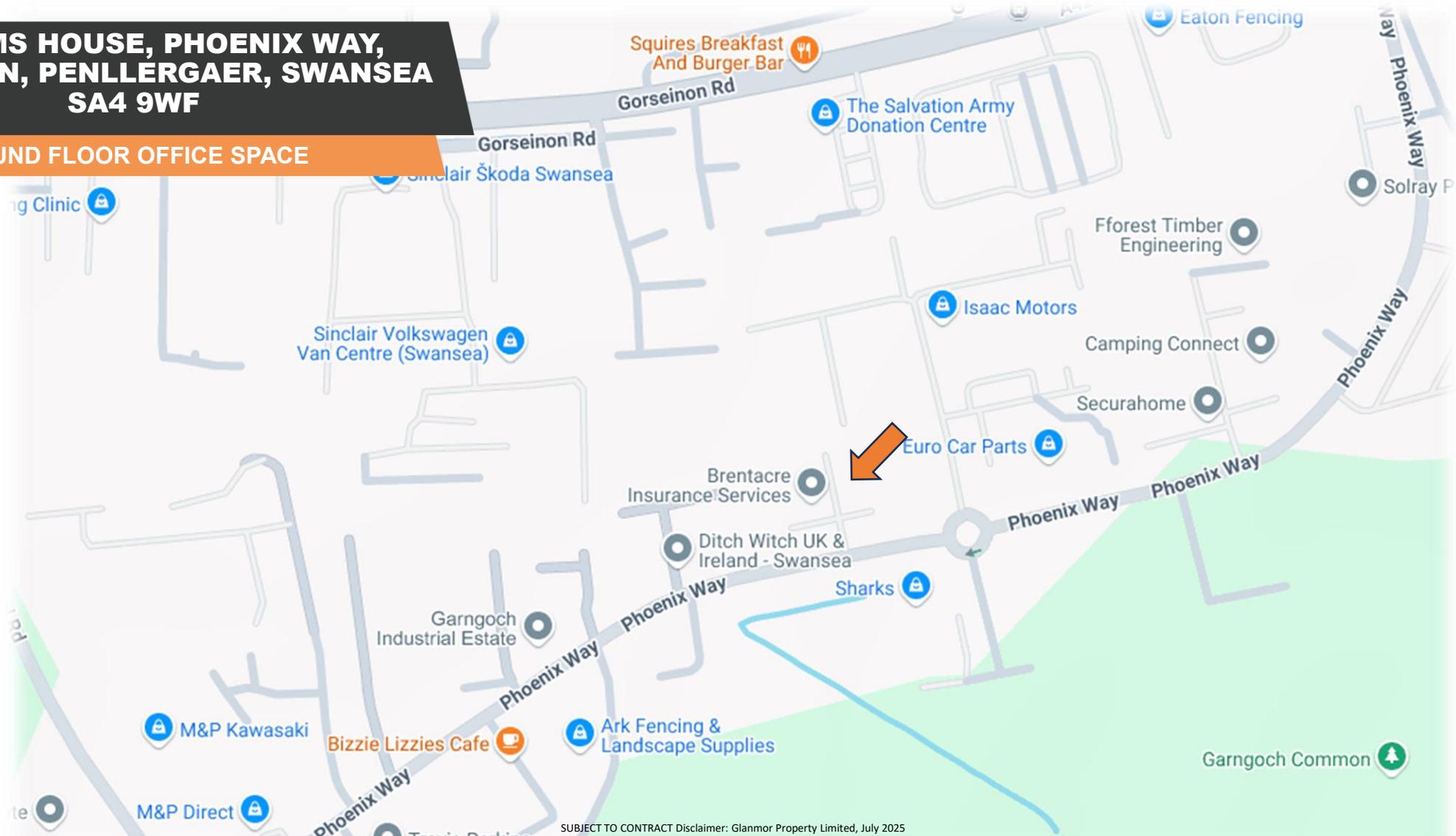
Tel: 01792 439105

Email: info@glanmorproperty.co.uk



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SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, July 2025

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