

**PEMBROKE HOUSE, CHARTER COURT,
ENTERPRISE PARK, SA7 9FS**

FIRST FLOOR OFFICE SPACE



First Floor Office Space

SQ.M 231.23 SQ.M (2,489 SQ.FT) | £17,500 PAX | SELF CONTAINED OFFICE SUITE WITH GOOD M4 AND CITY ACCESS | 14 PARKING SPACES

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LOCATION

Pembroke House is situated on Charter Court within Swansea Enterprise Park. The surrounding area comprises mainly office buildings alongside a selection of retailers. These include Lloyds Bank, Greggs, Mecure Hotel, Dobbies Garden Centre and HM Land Registry.

The out-of-town business district is approximately 3.5 miles to the north of Swansea City Centre and is approximately 1.8 miles to the southwest of junction 44 of the M4 Motorway.

DESCRIPTION

Located on the first floor of Pembroke House, the accommodation offers office space accessed via a communal lobby. The suite is internally split with lightweight partition walling to create a mix of smaller and larger cellular office space. There are male, female, and disabled WC facilities within the suite alongside a kitchenette.

The suite also benefits from 14 allocated parking spaces.



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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

Rateable Value £14,250 (UBR for Wales 2025/6 56.8 p in the £)
Interested parties are asked to verify rates payable by contacting the local authority.

RENT

The first floor office is available at a rental of £17,500 pax

ENERGY PERFORMANCE CERTIFICATE

Rating of D-88

CONTACT

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

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