



GLANMOR CHARTERED
SURVEYORS

📍 Cwmdu Parc, Camarthen Road, Swansea, SA5 8JF

Trade Counter Unit To Let

Situated in Popular Trade Park

TO LET
£34,500
pax

Total GIA: 2,750 Sq Ft | Industrial/warehouse unit | Fully glazed frontage onto central estate carpark

OVERVIEW

LOCATION

Cwmdu Parc is located approximately 2 miles north-west of Swansea City Centre and benefits from good transport links to the M4 via the A483.

The estate is accessed from Carmarthen Road which is a main thoroughfare to the city centre from the west. Nearby occupiers on the estate include a number of well-established retail trade counter and warehouse occupiers including Toolstation, Screwfix, Greggs, Edmundson Electrical and B&M.

DESCRIPTION

The subject unit comprises a fully glazed frontage onto the main central estate carpark and has recently been refurbished to a high specification. The unit provides open plan trade counter accommodation with WC facilities and a kitchen area to the rear of the unit. The glazed frontage is approximately 18m.

- Minimum eaves: 5m
- The unit also benefits from electric roller shutters



OVERVIEW

ACCOMMODATION

UNIT 44B,C&D	m2	ft2
Warehouse	245.12	2,638.48
WC & Kitchen	10.36	111.52
Total	255.48	2,750

TENURE

The property is available on a new lease, terms subject to negotiation.

BUSINESS RATES

Our inspection of the rating list shows the following assessment for the subject premises.

Rateable Value: £24,250 (April 2023)

UBR for Wales 2025/26 56.8p in the £

RENT

£34,500 per annum exclusive.

VAT

All figures are exclusive of VAT, where applicable.

SERVICE CHARGE

A service charge will be levied to cover the maintenance and upkeep of the common areas of the estate.

EPC RATING

Energy rating & score – 52 C

PLANNING

The property benefits from B1, B2 and B8 use under The Town and Country Planning (Use Classes) Order 1987 (as amended). Other uses would be considered, subject to relevant planning consent.

For all enquiries please contact;

Glanmor Chartered Surveyors

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SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, November 2025.

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