

**24 TAWE BUSINESS VILLAGE,  
PHOENIX WAY, SWANSEA, SA7 9LA**

**OFFICE SPACE WITH 5 x ALLOCATED PARKING SPACES**



# MODERN OFFICE TO LET

TWO STOREY OPEN PLAN OFFICE ACCOMMODATION | NIA 108.5 M SQ (1,168 SQ FT) | £13,000 P/A | 5 x ALLOCATED PARKING SPACES | RECENTLY REFURBISHED | ESTABLISHED COMMERCIAL LOCATION, CLOSE TO CITY CENTRE AND M4

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## LOCATION

The property is located in Tawe Business Village on Phoenix Way within the established Swansea Enterprise Park, approximately 4 miles north east of Swansea City Centre . The development comprises a number of modern two-storey office units set within a landscaped business park environment with on-site parking.

The property benefits from convenient access to the M4 motorway via junctions 44 & 45, providing good connectivity to the wider South Wales region. Prominent nearby occupiers within the immediate area include The Land Registry, Morgan La Roche Solicitors, Bassetts Citroen and Dobbies Garden Centre.

## DESCRIPTION

A mid terrace two storey office building of traditional construction originally constructed in the 1980's and recently refurbished. Five car parking spaces are provided at the front of the building. The property is provided with facing brick elevations under a pitch clad roof with interlocking concrete tiles. There is a two-storey aluminium framed glazed atria to the front elevation. The property benefits from the following features.

- Fully carpeted floors
- Perimeter trunking
- Electric heating
- Kitchen facilities
- WC facilities

## ACCOMMODATION

| Description           | Area sq m | Area sq ft |
|-----------------------|-----------|------------|
| Ground floor          |           |            |
| Lobby                 |           |            |
| Open plan office area | 50.8      | 547        |
| Kitchen               | 2.7       | 29         |
| G/f total             | 53.6      | 577        |
| First floor           |           |            |
| Office area           | 55.0      | 592        |
| F/f total             | 55.0      | 592        |
| NIA:                  | 108.5     | 1168       |

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### QUOTING RENT

£13,000 per annum exclusive.

### TENURE

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

### SERVICE CHARGE

The tenant to contribute to the maintenance of the external part of the estate via a service charge payment. The landlord to continue to insure and recover the premium cost from the tenant.

### BUSINESS RATES

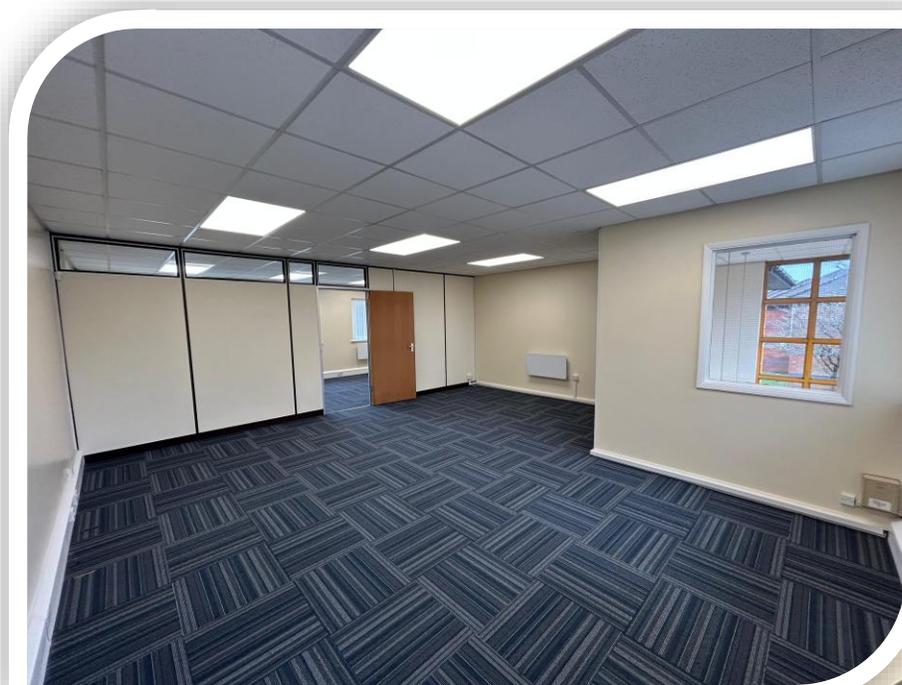
Rateable Value: TBC

### VAT

All figures are exclusive of VAT, where applicable.

### EPC

Energy rating and score 65 - C



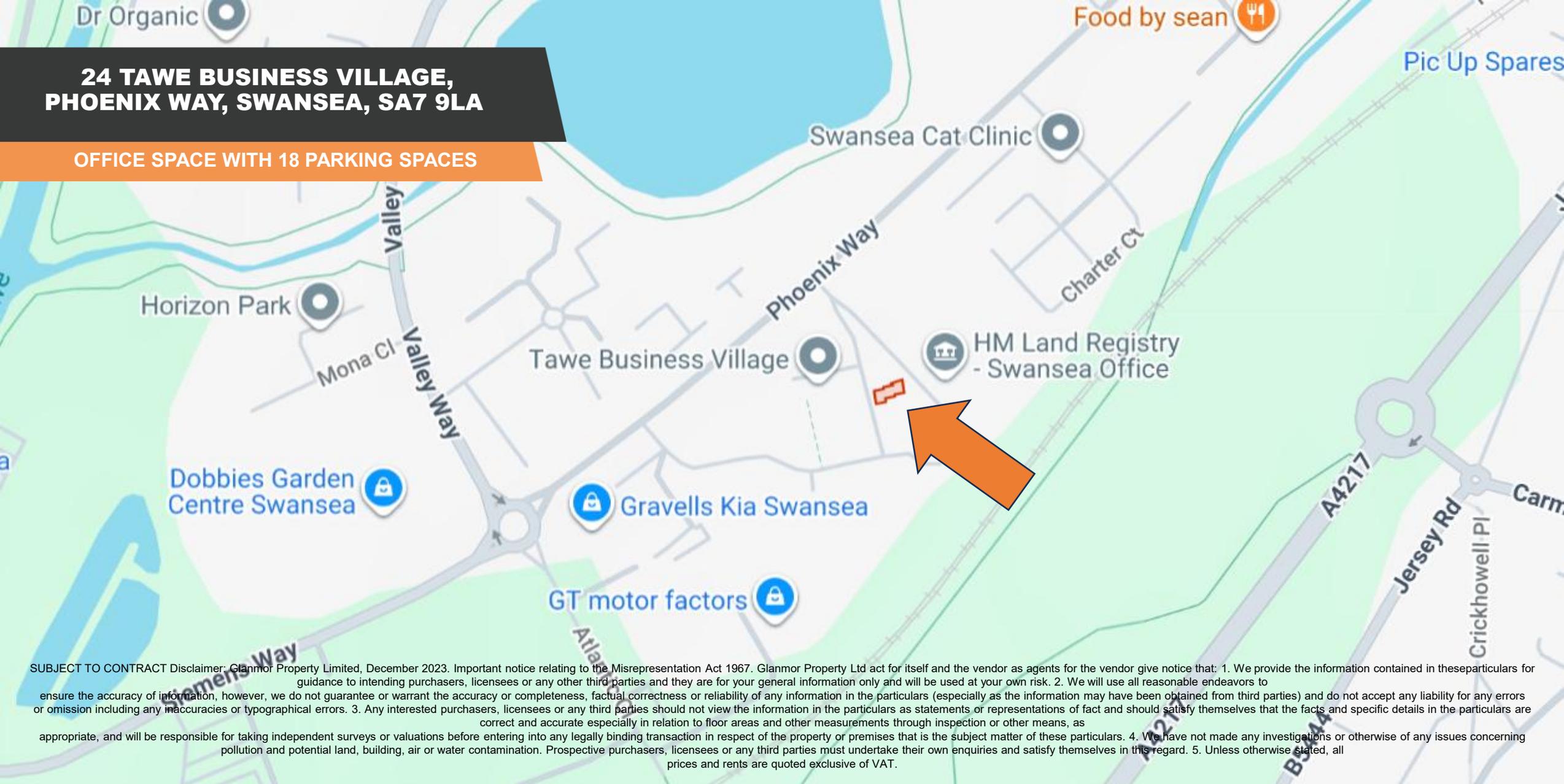
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**OFFICE SPACE WITH 18 PARKING SPACES**



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