

**KINGS HEAD ROAD, GENDROS,
SWANSEA, SA5 8DA**

WAREHOUSE / INDUSTRIAL UNIT

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LOCATED IN GENDROS OFF CARMARTHEN ROAD | 96.86 SQ.M (1,043 SQ.FT) | EXCELLENT CONDITION WITH WC & KITCHENETTE FACILITIES
GOOD ROAD CONNECTIVITY TO THE CITY CENTRE AND MAIN ARTERIAL ROUTES | RENT: £10,500 p/a (INCLUDING BUSINESS RATES)

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LOCATION

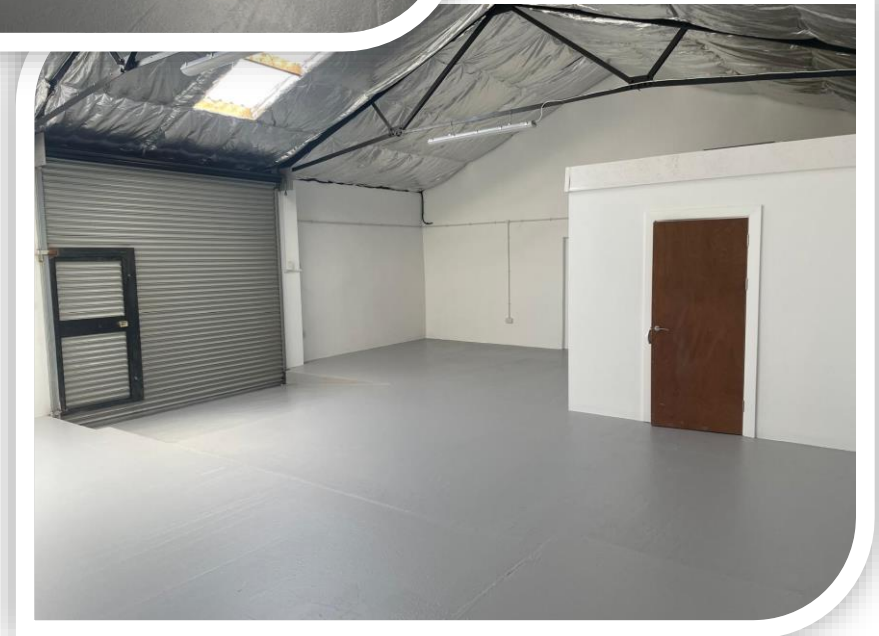
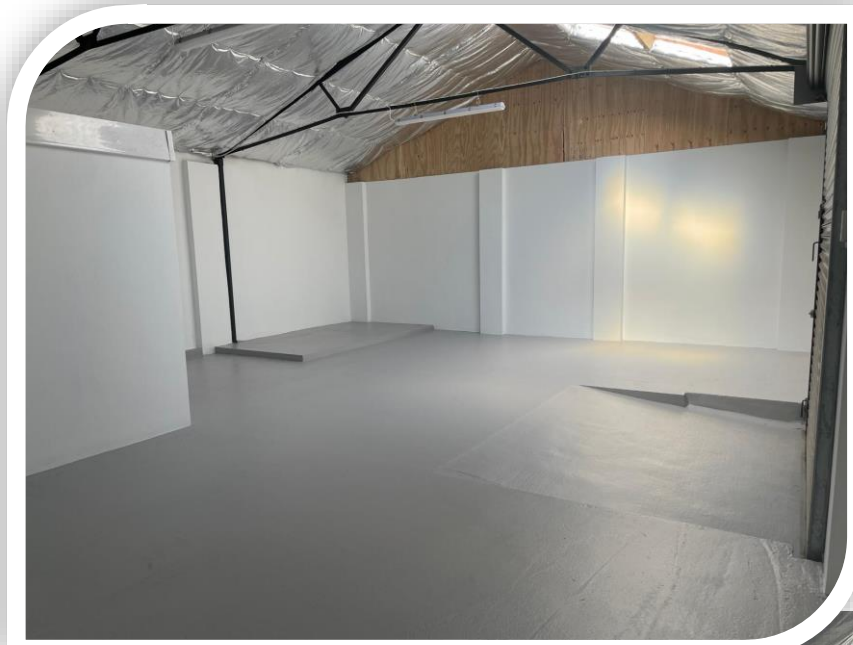
Kings Head Road is situated within the suburb of Gendros, approximately 2 miles from Swansea city centre, providing convenient access to the main commercial and retail core of the city. The area forms part of an established urban and commercial locality within Swansea, characterised by a mix of residential neighbourhoods and light industrial uses.

Gendros lies to the north-west of the city and benefits from good connectivity to key arterial routes, making it easily accessible for both local and regional travel. The primary access is via the nearby Carmarthen Road (A483), a major route linking the area directly to Swansea city centre to the east and out towards the M4 motorway corridor to the north.

DESCRIPTION

A prime opportunity to lease a secure warehouse/industrial unit extending to 1,043 sq ft (97 sq m). The property provides flexible accommodation suitable for a variety of uses including storage, workshop, light industrial, trade counter, or distribution.

Internally, the unit benefits from a dedicated kitchenette area and WC facilities. The minimum eaves are approximately 3.2m with the apex at 4.7m. There is a roller shutter door to the front of the unit (W – 3.22m H – 2.92m).



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TENURE

Available immediately on new full repairing and insuring lease terms. Terms to be negotiated.

VAT

All figures are exclusive of VAT, where applicable.

BUSINESS RATES

To be included in the rent.

RENT

£10,500 P/A INCLUDING BUSINESS RATES

ENERGY PERFORMANCE CERTIFICATE

Energy rating and score – A-12

CONTACT

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

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