

GF8 ETHOS, SA1 SWANSEA WATERFRONT, SA1 8AS

OFFICE SPACE WITH OUTSTANDING RIVERSIDE VIEWS

OFFICE TO LET

PRESTIGIOUS, HIGH-QUALITY OFFICE SUITE | NIA 252.32 M SQ (2,716 SQ FT) | £39,380 P/A |
8 X ALLOCATED UNDERCROFT PARKING SPACES | WATERFRONT LOCATION ON THE EDGE OF THE CITY CENTRE

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LOCATION

Suite GF8 is situated within Ethos which is a high-quality, purpose-built office building. Ethos is conveniently located in the SA1 Waterfront Development on the edge of Swansea City Centre. Junction 45 of the M4 Motorway is approximately 4 miles to the east.

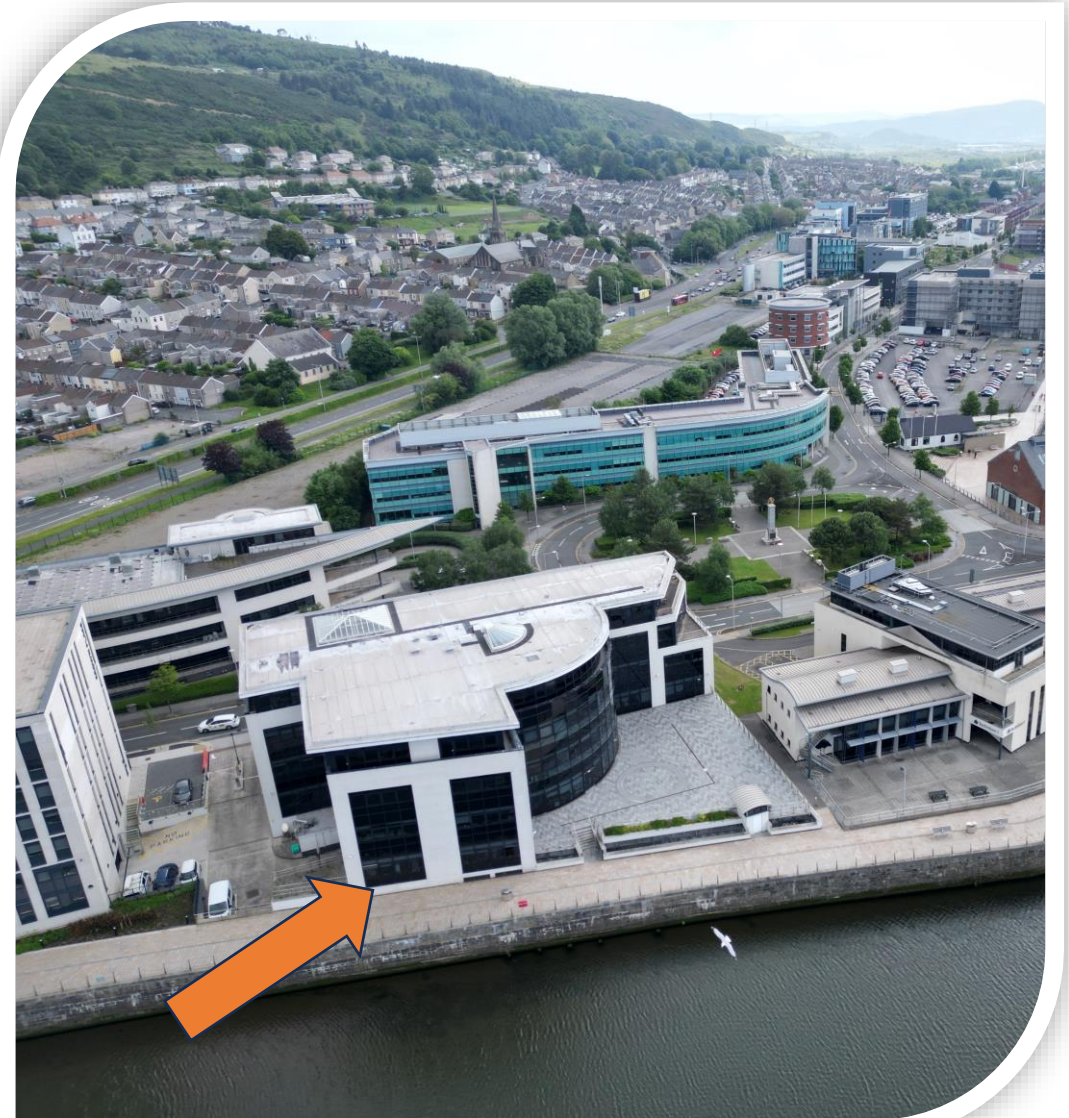
Ethos fronts onto Kings Road and overlooks the city and river to the rear of the building and has a prominent position within the Waterfront development.

DESCRIPTION

The subject office suite is on the ground floor of the building and benefits from access to the communal external podium area with excellent views over the river. GF8 also benefits from 8 allocated parking spaces in the undercroft carpark and access to additional visitor parking which can be requested from the full-time building receptionist.

Ethos boasts a range of communal features including an entrance reception area, a small café, breakout rooms, meeting and conference rooms, use of which is included in the service charge. The building also has high band width connectivity with a communications station located within the suite.

Ethos is well connected and is conveniently located on one of Swansea City's cycle routes. Ethos also provides secure bike storage within the underground car park and showering facilities.



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QUOTING RENT

£39,380 per annum exclusive.

TENURE

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

SERVICE CHARGE

A service charge will be levied to cover the maintenance and operating of the common parts.

BUSINESS RATES

Our inspection of the rating list shows the following assessment for the subject premises.
Rateable Value: £34,250 (April 2023) (UBR for Wales 2026-27 50.2p in the £)

VAT

All figures are exclusive of VAT, where applicable.

EPC

Energy rating and score C-65

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, December 2023. Important notice relating to the Misrepresentation Act 1967. Glanmor Property Ltd act for itself and the vendor as agents for the vendor give notice that: 1. We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. 2. We will use all reasonable endeavors to ensure the accuracy of information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors. 3. Any interested purchasers, licensees or any third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection or other means, as appropriate, and will be responsible for taking independent surveys or valuations before entering into any legally binding transaction in respect of the property or premises that is the subject matter of these particulars. 4. We have not made any investigations or otherwise of any issues concerning pollution and potential land, building, air or water contamination. Prospective purchasers, licensees or any third parties must undertake their own enquiries and satisfy themselves in this regard. 5. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.