



GLANMOR CHARTERED
SURVEYORS

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Swansea, South West Wales

UNIT 17 CWMDU PARC

Unit To Let

TO LET
£57,000
pax

6,000 Sq ft | Use Class B1, B2, B8 | Trade Counter Opportunity Situated In Popular Trade Park

OVERVIEW

LOCATION

Cwmdy 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 unit occupies a prominent position within the Estate among a number of well-established retail trade counter and warehouse occupiers including Toolstation, Screwfix, Greggs, Edmundson Electrical and B&M.

DESCRIPTION

The unit comprises a fully glazed frontage onto the main thoroughfare of the estate and will be fully refurbished to a high specification throughout.

The unit provides for trade counter accommodation with a yard and roller shutter door to the rear of the unit.

The unit benefits from 3 phase power and is situated opposite the central main estate car park.



OVERVIEW

ACCOMMODATION

AREA	m2	ft2
Ground Floor	557.4	6,000

TENURE

The premises is available on new Full Repairing & Insuring lease terms to be agreed

RENT

£57,000 per annum exclusive.

VAT

All figures are exclusive of VAT, where applicable.

BUSINESS RATES

The property is currently awaiting revaluation.

SERVICE CHARGE

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

EPC RATING

The unit has a current C-61 rating.

For all enquiries please contact;

Glanmor Chartered Surveyors

01792 439105

info@glanmorproperty.co.uk

UNIT 17





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