



GLANMOR CHARTERED  
SURVEYORS

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

# UNITS 36 CWMDU PARC

Industrial/Warehouse Unit To Let

TO LET  
£40,500  
pax

GIA: 6,000 Sq Ft | Industrial/Warehouse Unit Situated In Popular Trade Park

## 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

Unit 36 is a mid-terrace portal frame warehouse unit which comprises of open warehouse space. The unit has a roller shutter door to the front elevation proving access to the warehouse space.



# OVERVIEW

## ACCOMMODATION

AREA	m2	ft2
Gross Internal Area	557.4	6,000

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## TENURE

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

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## RENT

£40,500 per annum exclusive.

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## VAT

All figures are exclusive of VAT, where applicable.

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## 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.

## BUSINESS RATES

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

Rateable Value: £29,250 (June 2026)

UBR for Wales 2026/27 50.2p in the £

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## SERVICE CHARGE

A service charge of £0.39 per square foot will be levied to cover the maintenance and upkeep of the common areas of the estate.

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## EPC RATING

Energy rating & score – D-86

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For all enquiries please contact;

**Glanmor Chartered Surveyors**

**01792 439105**

**info@glanmorproperty.co.uk**





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SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, June 2026

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