

**UNIT 11 CELTIC TRADE PARK, BRUCE
ROAD, FFORESTFACH, SA5 4EP**

GROUND FLOOR OFFICE/STORAGE ACCOMMODATION

11

Open Plan/Cellular Office Accommodation

SQ.M 296.4 SQ.M (3,190 SQ.FT) | £20,000 PAX | SELF CONTAINED OFFICE SUITE WITH GOOD ACCESS TO THE M4 | 10 PARKING SPACES + VISITOR PARKING



**GLANMOR CHARTERED
SURVEYORS**

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Cambrian House, Cambrian Place, Swansea, SA1 1RH



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LOCATION

The offices are prominently located on Bruce Road, Fforestfach, at the heart of the well-established Swansea West Business Park, one of the region's most popular commercial locations. The property benefits from excellent connectivity, being situated approximately two miles from Junction 47 of the M4 Motorway, providing convenient access to the wider South Wales motorway network.

Swansea City Centre is approximately five miles to the south-east, offering a wide range of retail, leisure and business amenities, while the surrounding area is home to a variety of established occupiers.

DESCRIPTION

The ground floor comprises a well-presented mix of open plan and cellular office accommodation. The unit includes a spacious open plan working area, five private offices, a breakout room/kitchen facilities, storage room with side roller shutter door access and male and female WC amenities.

The layout offers flexibility to accommodate a range of business occupiers and could also be adapted to provide trade counter use, subject to any necessary consents. The accommodation benefits from air conditioning, perimeter trunking throughout and security roller shutters. Externally, the property offers ample on-site car parking for staff and visitors.



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TENURE

The property is available on new lease terms to be negotiated.

VAT

All figures are exclusive of VAT where applicable.

BUSINESS RATES

Rateable Value £19,750 (UBR for Wales 2026/7 50.2 p in the £)
Interested parties are asked to verify rates payable by contacting the local authority.

RENT

£20,000 pax

ENERGY PERFORMANCE CERTIFICATE

Energy rating and score D-83

CONTACT

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

Tel: 01792 439105

Email: info@glanmorproperty.co.uk

