

**GARAGE/WAREHOUSE TO THE REAR
OF EVERSLEY ROAD, SKETTY, SA2 9DB**

GARAGE / WAREHOUSE UNIT

GARAGE / WAREHOUSE IN SKETTY

LOCATED TO THE REAR OF EVERSLEY ROAD, SKETTY | 100.29 SQ.M (1,080 SQ.FT) | NEW ELECTRIC ROLLER SHUTTER DOOR | CONNECTED TO ELECTRIC AND WATER | RENT: £7,500 p/a



**GLANMOR CHARTERED
SURVEYORS**

01792 439105 | info@glanmorproperty.co.uk

Cambrian House, Cambrian Place, Swansea, SA1 1RH



GARAGE/WAREHOUSE TO THE REAR OF EVERSLEY ROAD, SKETTY, SA2 9DB

GARAGE / WAREHOUSE UNIT

LOCATION

The property is situated to the south of Eversley Road within the established suburb of Sketty, approximately 2 miles west of Swansea City Centre. The location benefits from excellent road communications, with direct access to Gower Road (A4118), which provides the principal route through Sketty and westwards towards Killay, Dunvant and the Gower Peninsula. To the east, Gower Road connects with Sketty Cross and Walter Road, providing direct access into Swansea City Centre.

The surrounding area comprises a mixture of residential properties and established commercial premises, with Gower Road acting as the principal retail and service centre for the suburb. Nearby occupiers include convenience stores, cafés, takeaways, estate agents and a range of independent retailers. The location is considered suitable for storage, workshop or warehouse use, benefiting from good accessibility to both the local and regional road network.

DESCRIPTION

An opportunity to lease a secure garage/warehouse/workshop unit extending to 1,080 sq.ft (100.29 sq.m). The unit benefits from a new electric roller shutter door to the front elevation (W-2.78 H – 2.83m). The building is connected to water and electricity.



GARAGE/WAREHOUSE TO THE REAR OF EVERSLEY ROAD, SKETTY, SA2 9DB

GARAGE / WAREHOUSE UNIT

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

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information.

RENT

£7,500 PAX

ENERGY PERFORMANCE CERTIFICATE

TBC

CONTACT

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

Tel: 01792 439105

Email: info@glanmorproperty.co.uk

