



GLANMOR CHARTERED
SURVEYORS



Swansea, South West Wales

UNITS 17-18 CWMDU PARC

Units To Let With Enclosed Yard To Rear

FROM

£56,000-
£112,000
pax

From 5,875-11,750 Sq ft | Use Class B1, B2, B8 | Trade Counter Opportunity Situated In Popular Trade Park

OVERVIEW

LOCATION

Cwmdau 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 units occupy 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 units comprise a fully glazed frontage onto the main thoroughfare of the estate and will be fully refurbished to a high specification throughout.

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

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

The units can be taken as a large double unit of 11,750 sq ft, or as one single unit of 5,875 sq ft.



OVERVIEW

ACCOMMODATION

AREA	m2	ft2
Unit 17	545.8	5,875
Unit 18	545.8	5,875
Total	1,091.6	11,750

The units can be taken as a large double unit of 11,750 sq ft or as one single unit of 5,875 sq ft.

TENURE

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

RENT

£56,000-£112,000 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



UNITS
17-18



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SUBJECT TO CONTRACT Disclaimer: Glanmor Property Limited, September 2026.

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