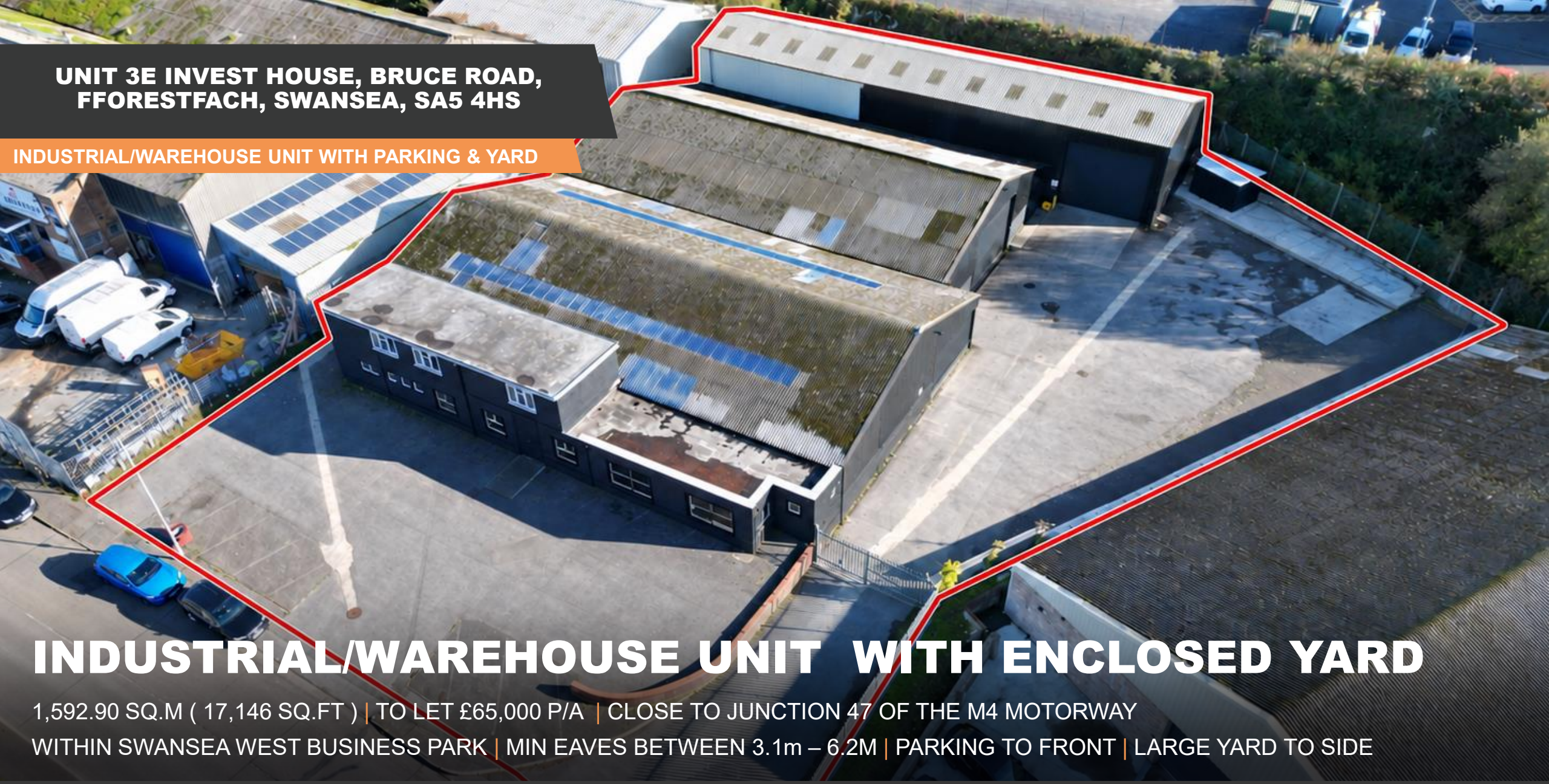


UNIT 3E INVEST HOUSE, BRUCE ROAD, FFORESTFACH, SWANSEA, SA5 4HS

INDUSTRIAL/WAREHOUSE UNIT WITH PARKING & YARD

INDUSTRIAL/WAREHOUSE UNIT WITH ENCLOSED YARD

1,592.90 SQ.M (17,146 SQ.FT) | TO LET £65,000 P/A | CLOSE TO JUNCTION 47 OF THE M4 MOTORWAY

WITHIN SWANSEA WEST BUSINESS PARK | MIN EAVES BETWEEN 3.1m – 6.2M | PARKING TO FRONT | LARGE YARD TO SIDE

GCS | GLANMOR CHARTERED SURVEYORS

01792 439105 | info@glanmorproperty.co.uk

Cambrian House, Cambrian Place, Swansea, SA1 1RH

RICS® Regulated by RICS

UNIT 3E INVEST HOUSE, BRUCE ROAD, FFORESTFACH, SWANSEA, SA5 4HS

INDUSTRIAL/WAREHOUSE UNIT WITH PARKING & YARD

LOCATION

The property fronts Bruce Road, one of the principal estate roads serving Swansea West Business Park, within the established commercial district of Fforestfach. The business park accommodates a broad mix of industrial, warehousing, distribution and trade counter premises, with local and national businesses represented. Occupiers in the surrounding area include Character.com, Securicor, FedEx, Ken Williams Transport, Seminar Components and Lewis Pies.

The estate benefits from convenient access to the A483 Carmarthen Road/Pontarddulais Road, which provides connections to Junction 47 of the M4 motorway and Swansea city centre. The property is approximately 4 miles south of Junction 47 and 5 miles north-west of the city centre, providing access to the wider South Wales motorway network and surrounding commercial centres.

DESCRIPTION

The property comprises a detached, steel-framed industrial building arranged across three bays, with ancillary accommodation over ground and first floors to the front elevation. Refurbishment works have been undertaken, including the expansion of the yard area. Car parking is provided to the front of the premises. Bays 1 and 2 have an eaves height of approximately 3.1 metres and benefit from tailboard loading facilities. Bay 3 comprises a more modern section, with eaves height of 6.2 m.

The industrial accommodation benefits from three roller shutter access doors and a three-phase electricity supply. The ancillary accommodation to the front includes space for offices, a kitchen area and WC facilities. This accommodation has been stripped out, ready for an ingoing tenant to undertake a fit-out to suit their occupational requirements.

Description	Area sq m	Area sq ft
Ancillary		
Ground Floor	118.82	1279
First Floor	65.10	701
Warehouse		
Bay 1	536.69	5777
Bay 2	506.65	5454
Bay 3	365.64	3936
GIA	1592.90	17146

UNIT 3E INVEST HOUSE, BRUCE ROAD, FFORESTFACH, SWANSEA, SA5 4HS

INDUSTRIAL/WAREHOUSE UNIT WITH PARKING & YARD



TENURE
The unit is available immediately on new full repairing and insuring lease terms. *Can be split into smaller bays subject to the requirement.*

VAT
All figures are exclusive of VAT, where applicable.

BUSINESS RATES
Rateable Value £41,000
UBR for Wales 2026/27 50.2 p in the £
Interested parties are asked to verify rates payable by contacting the local authority.

AVAILABLE
The unit is available at a rental of £65,000 pax

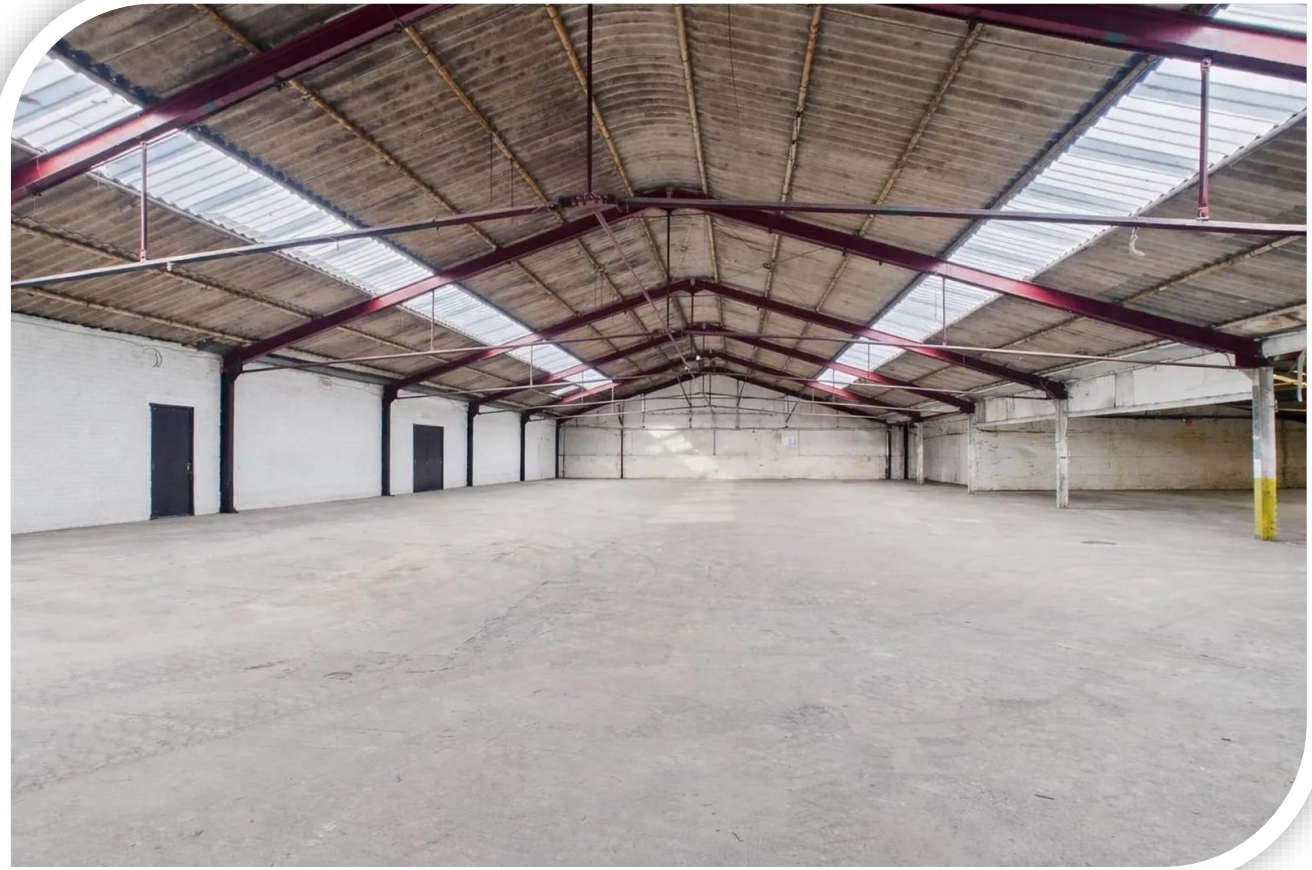
ENERGY PERFORMANCE CERTIFICATE
Energy rating and score: D-80

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

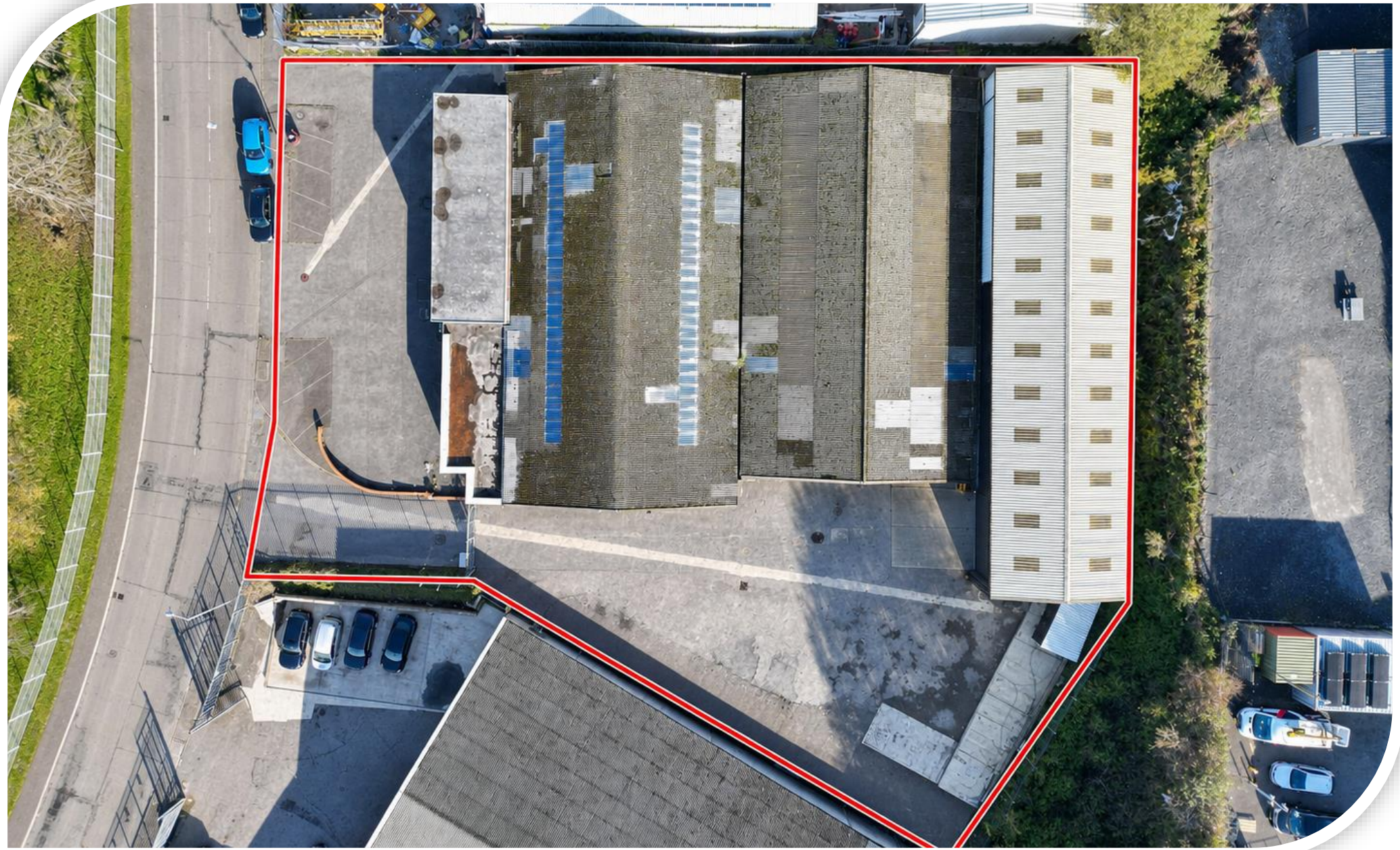
Tel: **01792 439105**
Email: **info@glanmorproperty.co.uk**

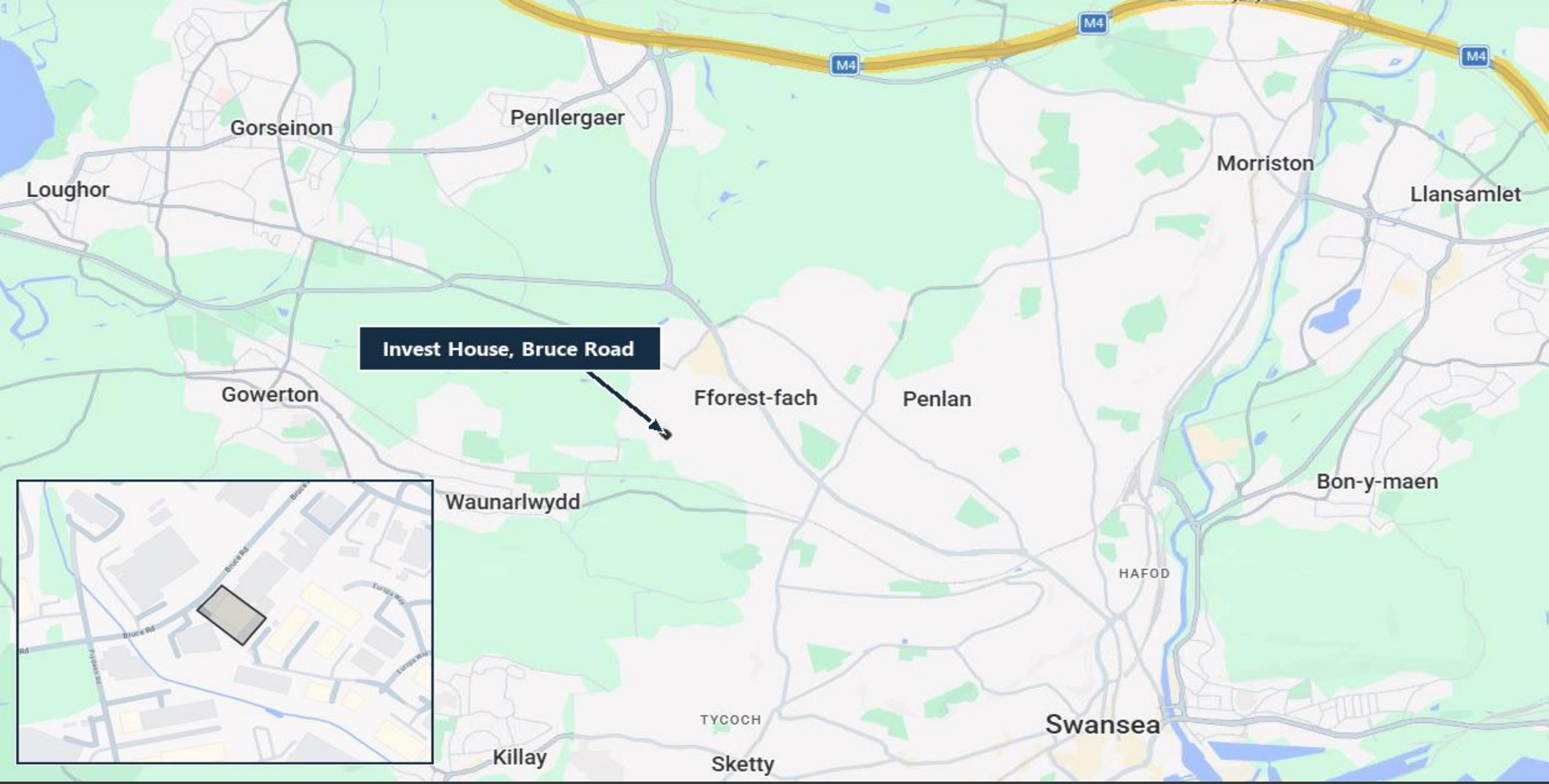












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