

Venture Court

Waterside Business Park
Enterprise Park, Swansea,
SA6 8AH



TO LET

Refurbished Ground Floor
Office Suite
Grade A Specification
761 – 4,429 sq ft
(71.0 – 411.5 sq m)



Venture Court

Waterside Business Park Enterprise Park, Swansea, SA6 8AH

- Established business park / office location
- Grade A ground floor office suites
- Accessible entrance
- Comfort cooling
- Generous car parking and public transport links

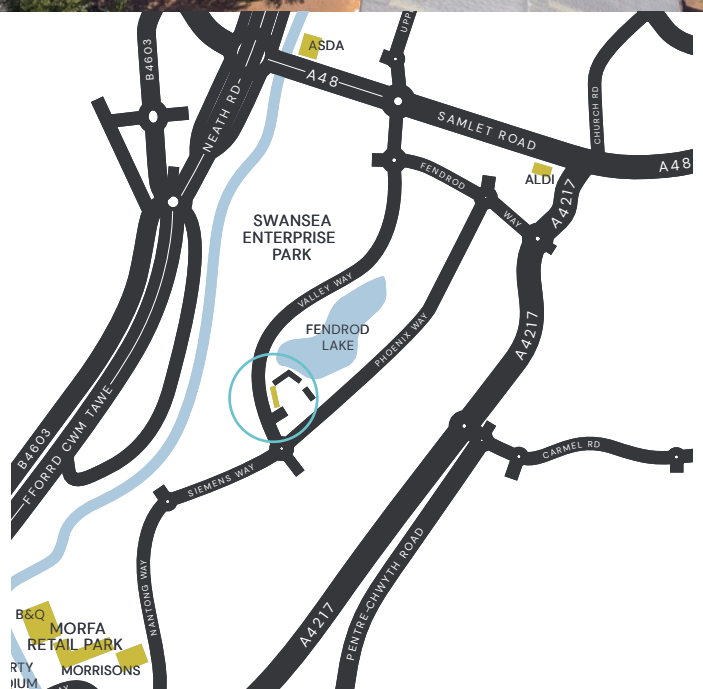


Location

Waterside Business Park is the premier office development within the heart of the vibrant Swansea Enterprise Park – adjacent to the Fendrod Lake and in close proximity to the Mecure Hotel. The city centre and Swansea rail station is less than 3 miles away and the M4 Motorway is circa 2.5 miles away at J45.

Description

Waterside Business Park comprises 2 high quality office buildings – located on a self-contained site. Occupiers include the Department for Work & Pensions, and JCP Solicitors. Building 3 benefits from direct road frontage/prominence to Valley Way.



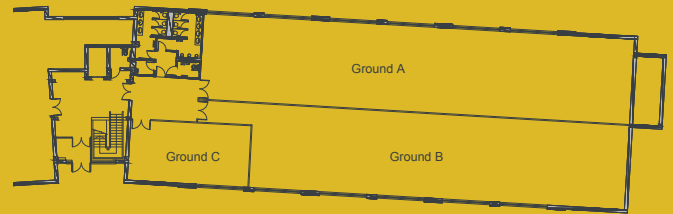
Accommodation

Ground Floor (North A)	3,668 sq ft	(340.8 sq m)
Ground Floor (North C)	761 sq ft	(71.0 sq m)
Total	4,429 sq ft	(411.5 sq m)

- Comfort cooling
- Accessible raised floors
- Suspended ceilings
- Recessed LED lighting
- Accessible
- Shared WC's
- 1:247 sq ft car parking

Ground Floor Plan

For illustrative purposes



Lease

The suites are available by way of effective full repairing and insuring leases for a term of years to be agreed.

Rent

On application.

Business Rates

Occupiers will be responsible for the payment of business rates and should make their own enquires via Swansea Council.

Estate / Building Service Charge

A service charge will be payable on a pro-rata basis.

Legal Costs

Each party responsible for their own legal and professional costs.

EPC

C52

VAT

All figures quoted are exclusive of VAT which is payable in addition.

Further Information

Please contact joint agents:

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