



Former Tri Wall Premises, Bruce Road, Swansea SA5 4HX

FOR SALE

Rare Freehold Opportunity

**16,952 Sq Ft
(1,575 Sq M)**

Former Tri Wall Premises, Bruce Road, Swansea SA5 4HX

DESCRIPTION

The unit offers a rare freehold opportunity a short distance from J47 of the M4 and Swansea city centre. The unit comprises of office space to the front on ground and first floor level. There warehouse is split into three areas with the rear extension added to provide increased height storage space. The maximum eaves are 7.31m with minimum eaves of 2.6m.

- ✓ £625,000 for the freehold
- ✓ Investment or Owner Occupier Use
- ✓ Small Secure Yard

LOCATION

The unit is located 8 minutes from J47 of the M4 and 17 minutes from the Enterprise Park. Nearby occupiers include DHL, Fedex, CEF and Celtic Trade Park.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total	16,952	1,575

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

EPC EPC Rating: D



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any the purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS 30-May-2023

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Charlotte Miller
07590 491877
cmiller@lsh.co.uk