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Hampton

Unit 2, Mannesmann Close Swansea Enterprise Park

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UNIT 2

TO LET

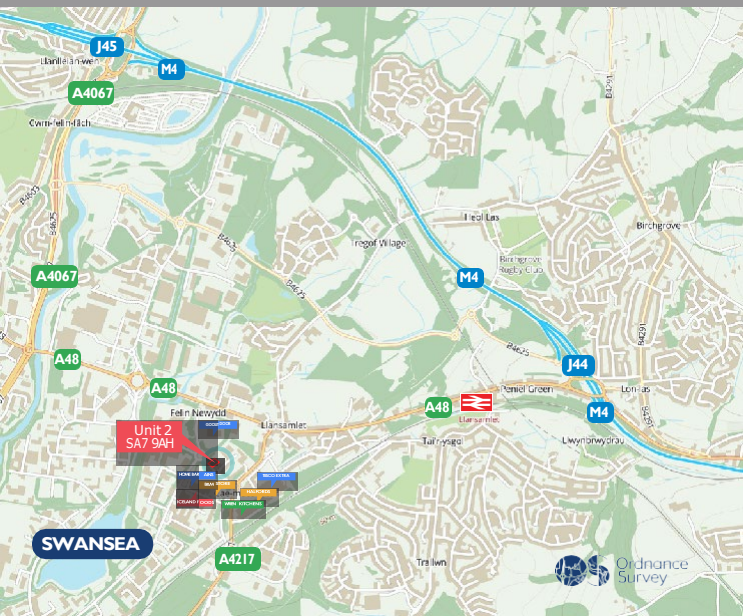
TRADE COUNTER/
WAREHOUSE UNIT

OPPORTUNITY SUMMARY

- ✓ Asking Rent of £49,000 pa
- ✓ 6,135 sq ft (570 sq m) GIA
- ✓ Prominent Trade Counter
- ✓ Enclosed Yard
- ✓ Close to J44 & J45 of the M4 Motorway

| Swansea | SA7 9AH |

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LOCATION & SITUATION

Located within the heart of the Swansea Enterprise Park, off Fendrod Way, a very busy thoroughfare linking two main roundabouts within the park. Junction 44 & 45 of the M4 motorway are within 2 miles and Swansea City

Centre is located within 4 miles. Prominent occupiers in the immediate vicinity include Tesco Extra, Wrens Kitchens, Halfords, Home Bargains, B&M Stores, Iceland Foods and Go Outdoors.

DESCRIPTION

End-terrace unit of steel portal frame with block/clad elevations under a clad roof with translucent roof tiles. The property comprises a ground floor warehouse unit with a trade counter/reception area. The unit is undergoing refurbishment works and benefits from a roller shutter door, an enclosed yard area to the side elevation and a parking/loading area to the front of the unit.

BUSINESS RATES

As stated on the VOA website the Rateable Value for the subject premises is as follows:

Rateable Value (2023): **£24,250**

UBR for Wales for 2023/2024 is 0.535

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

TERMS

The units are available on new **Full Repairing & Insuring lease** terms to be agreed.

A service charge is payable to cover the maintenance and upkeep of the common areas of the Estate.

ACCOMMODATION

We have measured the accommodation in accordance with the RICS Property Measurement 2018, (2nd Edition) and calculate the Gross Internal Area (GIA) floor areas to be as follows:

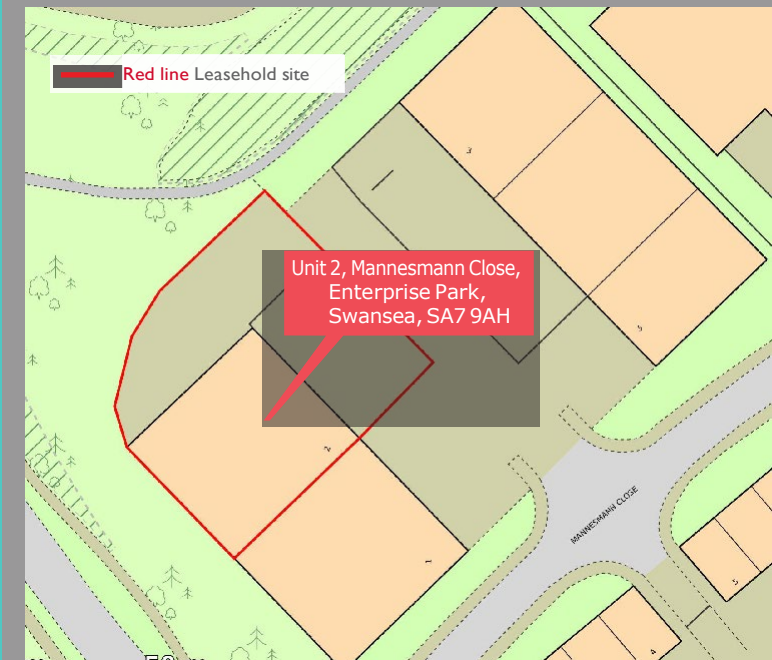
Description	Sq Metres	Sq Feet
Warehouse	570	6,135
Total Gross Internal area:	570	6,135

EPC

The EPC rates **D (99)**. A copy of this is available upon request.

VAT

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



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Viewing and Further Information

Viewing strictly by prior appointment through the agents:

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