

Unit 4, Mannesmann Close Enterprise Park

Lambert
Smith
Hampton



TO LET

TRADE COUNTER/ WAREHOUSE UNIT

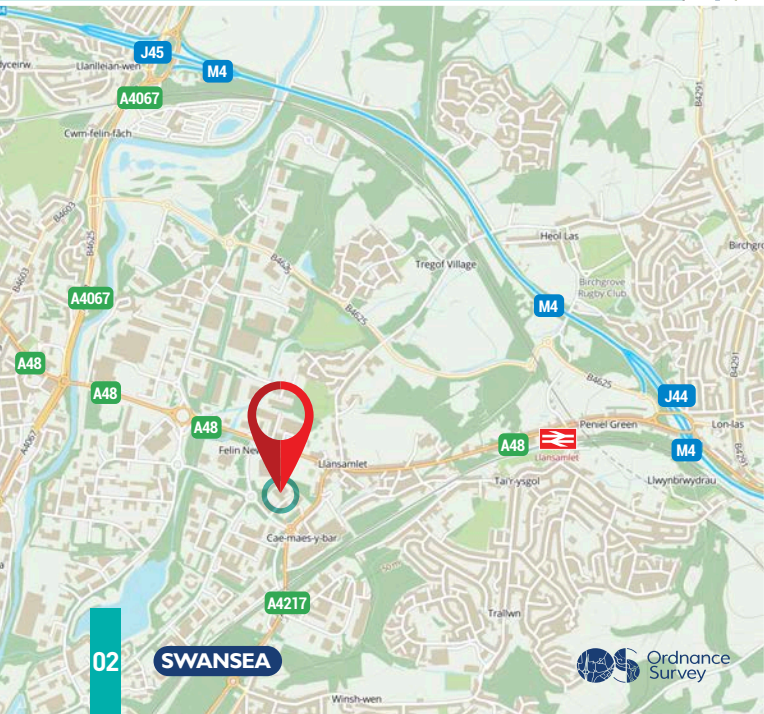
OPPORTUNITY SUMMARY

- ✓ Asking Rent of £43,500 pa
- ✓ 7,310 sq ft (679.11 sq m) GIA
- ✓ Prominent Trade Counter
- ✓ Close to J44 & J45 of the M4 Motorway



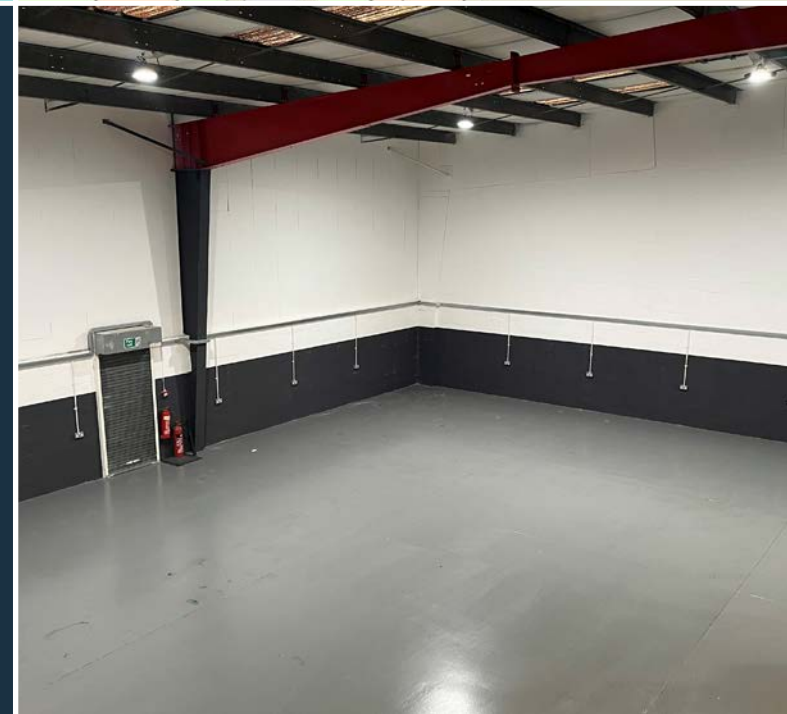
Location & Situation

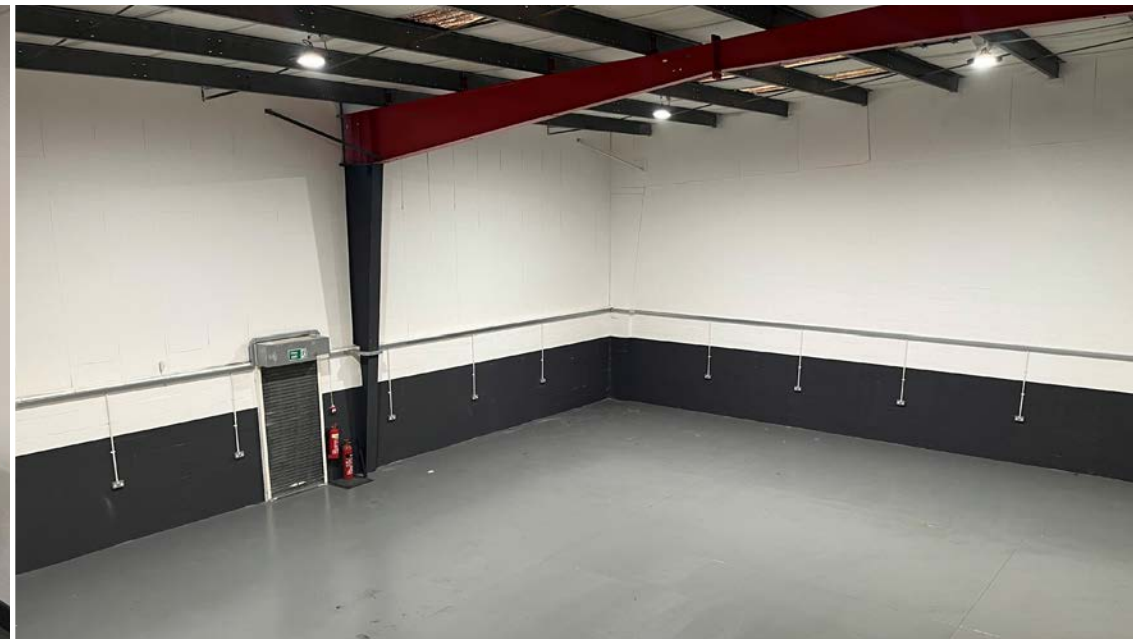
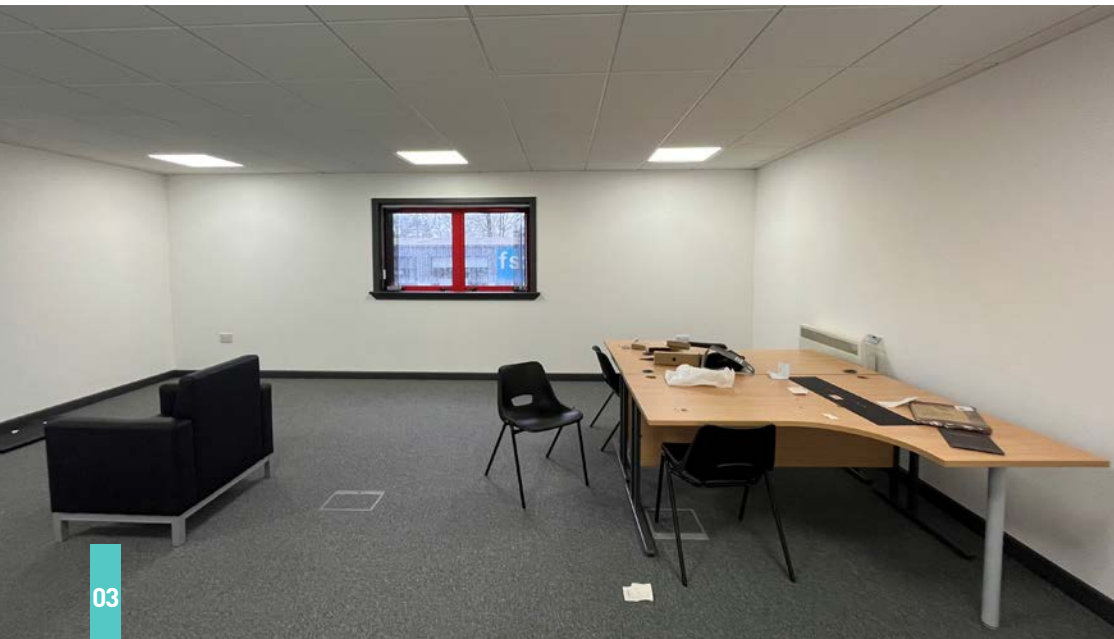
Located within the heart of the Swansea Enterprise Park, off Fendrod Way, a very busy thoroughfare linking two main roundabouts within the park. Junction 44 & 45 of the M4 motorway are within 2 miles and Swansea City Centre is located within 4 miles. Prominent occupiers in the immediate vicinity include Tesco Extra, Wrens Kitchens, Halfords, Home Bargains, B&M Stores, Iceland Foods and Go Outdoors.



Description

Mid-terrace unit of steel portal frame with block/clad elevations under a clad roof with translucent roof tiles. The property comprises a ground floor unit with a first floor mezzanine, the ground floor accommodates a trade counter/reception, store/comms room, W.C facilities and open plan warehouse space. The mezzanine comprises ancillary space, a kitchen and staff breakout area. The unit is held in an excellent condition and benefits from a roller shutter door and an enclosed yard area to the front of the unit.





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 m	Sq ft
Ground Floor	502.90	5,413
Mezzanine	176.20	1,897
Total:	679.11 sq m	(7,310 sq ft)

VAT

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



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.

Business Rates

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

Rateable Value (2023): **£19,500**

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.

EPC

The EPC rates **D (91)**

A copy of this is available upon request.

Viewing and Further Information

Viewing strictly by prior appointment please contact:

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