



Unit 8 Plasmarl Industrial Estate, Beaufort Road, Swansea SA6 8JG

TO LET

Unique Warehouse/Industrial
Opportunity

**8,173 Sq Ft
(759 Sq M)**

Unit 8 Plasmarl Industrial Estate, Beaufort Road, Swansea SA6 8JG

DESCRIPTION

Unit 8 Plasmarl Industrial Estate offers 8,000 sq ft of good quality industrial space with easy access to the local road network and on to the M4. The unit is of steel portal frame construction with lower elevations of brick / breeze block surmounted by insulated profile metal sheet cladding set beneath a pitched roof clad with profile sheets. Nearby occupiers include Howdens, City Plumbing, Days Rental and Jewson.

- ✓ Minimum eaves height 5.40 m
- ✓ Convenient to J45 of the M4 motorway
- ✓ Multi let estate
- ✓ Dedicated car parking

LOCATION

Plasmarl Industrial Estate is located directly off Beaufort Road which is accessed off the A4057 which leads to J45 of the M4 motorway, approximately 2 miles to the north and Swansea City Centre, approximately 3 miles to the south.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Total	8,173	759

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.

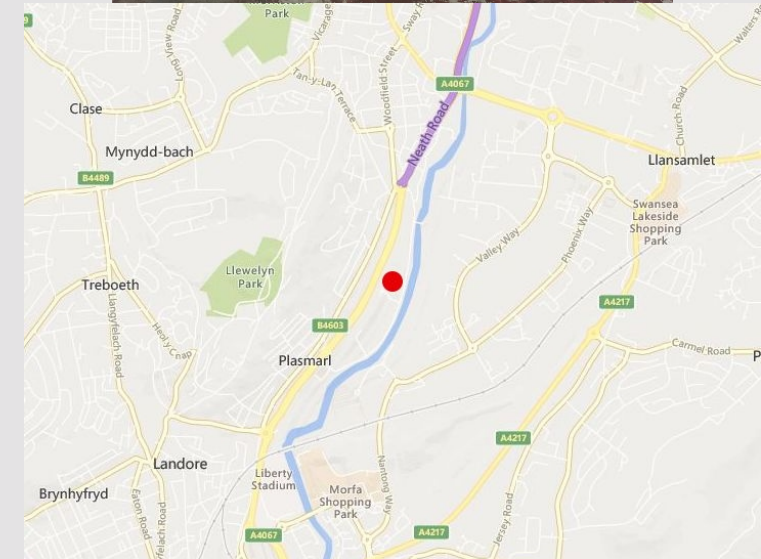
BUSINESS RATES

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

TERMS

The unit is available on a new flexible Lease on a full repairing and insuring basis with terms to be agreed.

EPC C-73



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. 08-Jun-2021

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Jack Reynolds MRICS
07756 206916
jreynolds@lsh.co.uk