



## Unit 10-11 J Shed, SA1

Kings Road, Swansea, SA1 8PL

### **TO LET (May Sell): Attractive waterfront office**

**2,418 sq ft**  
(224.64 sq m)

- Attractive Grade II listed building
- Dual aspect waterfront views
- Historical character retained
- Contemporary design
- Numerous leisure amenities in the immediate surroundings

# Unit 10-11 J Shed, SA1, Kings Road, Swansea, SA1 8PL

## Summary

<b>Available Size</b>	2,418 sq ft
<b>Rent</b>	£30,000 per annum
<b>Rates Payable</b>	£12,840 per annum
<b>Rateable Value</b>	£24,000
<b>Service Charge</b>	£4,125 per annum Annual Insurance charge in addition: £1,655 for each unit
<b>Car Parking</b>	None
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	D (99)

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	1,633	151.71	Available
Mezzanine	785	72.93	Available
<b>Total</b>	<b>2,418</b>	<b>224.64</b>	

## Description

The property forms part of the restored SA1 docks, benefitting from dual aspect waterfront views. The development has tastefully retained many historical features, while incorporating contemporary design.

The specification includes:

AC in part, Fibre internet, Overhead and wall mounted electric heaters, DDA compliant, Lift, Perimeter trunking, Original / character features, Meeting room, Kitchen, Demised WC's, Exposed brick finishes in part.

## Location

The property is situated in a prominent location within the SA1 Swansea Bay development.

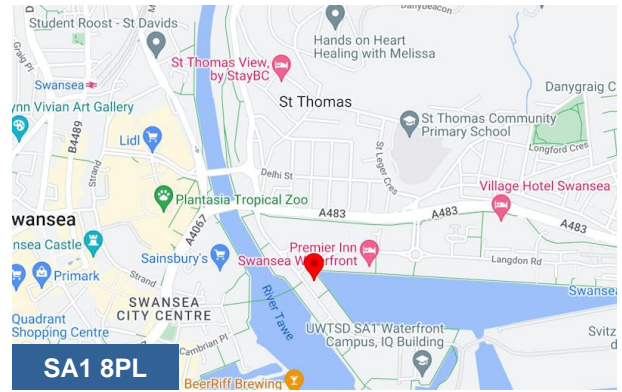
The building is located on the Eastern edge of Swansea city centre. Its position overlooks the water whilst being conveniently located to access the City Centre amenities. Swansea central station is within walking in the City, a mainline service to Cardiff, Bristol and London.

To the East junction 45 of the M4 is approximately 4 miles way.

There is also a bus link which provides good access to all parts of the City.

## Joint Agents

BP2 Property (david@bp2property.com).



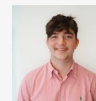
## Viewing & Further Information



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