



**5,618 sq ft (521.9 sq m)**

## Property Highlights

- Mid-terraced unit
- Minimum eaves height 5.4m – max. 7.3m
- Single level loading door
- Separate pedestrian access door
- Office & welfare accommodation
- 1.5 miles from Junction 45 of M4
- Main road frontage



For more information, please contact:

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11-13 Penhill Road  
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## Location

Ashmount Business Park is recognised as being one of the prime multi-let industrial / trade estates in Swansea. The estate comprises 28 units arranged in four terraces, three semi-detached blocks and one detached unit. Ashmount Business Park is located on the Swansea Enterprise Park - 3 miles north east of the City Centre. The Estate is situated at the northern end of the Park with main road frontage and direct access off Upper Fforest Way. Junction 45 of the M4 is just 1.5 miles away to the north. The immediate area is recognised as a prime trade and out of town retail location - occupiers in close proximity include Asda, Booker, Selco, and Costa Coffee.

## Description

Unit A2 comprises a mid-terrace unit of steel portal frame construction. The unit provides a Gross Internal Area of approximately 5,618 sq ft (521.93 sq m) with clear warehouse / production space with minimum eaves height of 5.4 metres and maximum eaves height of 7.3 m. There is a single level loading door 3.5m wide by 5 m high and a separate pedestrian access door to office and welfare accommodation.

## Tenure

The unit is available by way of a new Full Repairing and Insuring Lease for a Term to be agreed.

## Rent

£22,472 per annum (exclusive). VAT payable in addition.

## Legal Costs

Each party is to bear their own legal and surveyors costs incurred in the transaction.

## EPC

The unit has an EPC rating of C(66)

## Rateable Value

Rateable Value £21,750 (2017 List)

Multiplier 49.9 pence (2017/18)

Rates Payable £10,853.25 per Annum.

Please contact Swansea County Council for additional information.

## Services

The sites benefit from water and electricity.

## Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

## VAT

VAT will be charged on all costs.

## Viewing

For further information, please contact the joint agents:

**Henry Best** at Jenkins Best

+44 (0)29 20 34 00 33

henry@jenkinsbest.com

Or

**Rob Ladd**

+44 (0)29 2026 2254

rob.ladd@cushwake.com

February 2024

### Important Notice

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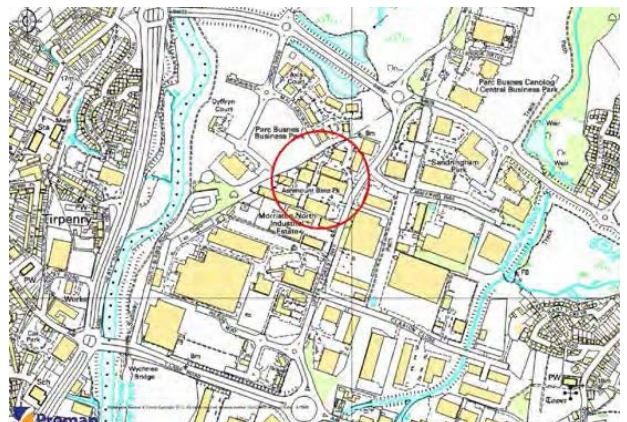
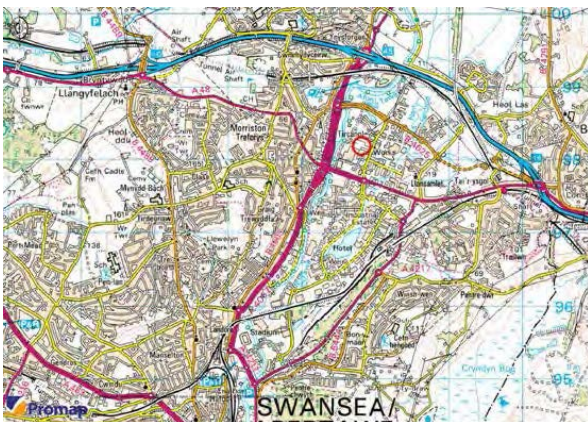
**TO LET**

# Unit A2 Ashmount Business Park

Upper Fforest Way, Swansea, SA6 8QR



ALL PLANS ARE FOR IDENTIFICATION PURPOSES ONLY



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