



Unit 3, Phoenix Business Park

Lion Way, Swansea, SA7 9FZ

FOR SALE / TO LET

Modern Industrial Unit

Total area 3,386 ft² (314.60 m²)

- + Parking to the front
- + WC facilities
- + Large mezzanine area

029 2081 1581

LOCATION

Swansea Enterprise Park is an established mixed use business development 4 miles north east of Swansea City Centre. The estate benefits from excellent transport links with Llansamlet train station and Junction 44 of the M4 Motorway only a few minutes' drive.

The unit is located centrally within the estate with access from Lion Way. Notable occupiers in close proximity include Greggs, Tesco Extra, Screwfix/Magnet and Farm Foods.

DESCRIPTION

The available property is a mid-terrace industrial unit of steel portal frame construction with profile sheet cladding. The unit is predominantly open plan with some partitioning at the front of the unit currently used as a trade counter.

The unit benefits from a permanent mezzanine floor with stairwell towards the centre of the unit and a WC and kitchenette at ground floor level. Access is via a door and a roller shutter. The unit benefits from a parking area to the front capable of accommodating 2/3 vehicles.

The property is served by mains water and electricity.

ACCOMMODATION

The property provides the following approximate areas;

Ground Floor	2,168 ft ²		(201.39 m ²)
Mezzanine	1,218 ft ²		(113.21 m ²)
Total area	3,386 ft ²		(314.60 m ²)

LEASE TERMS

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed.

TENURE

Long leasehold (125 years) from 25th March 1984.

USE

We understand the property benefits from B2 planning use.

RENT

£15,000 per annum exclusive.

PURCHASE PRICE

£125,000 for the long leasehold interest.

BUSINESS RATES

We are informed that the rateable value of the property is £9,700 and therefore qualifies for small business rates relief. We understand that for the year end March 31st 2018 the rates payable are £2,985.

Interested parties should make their own enquiries with the Local Authority.

EPC

To be assessed.

VAT

The property has **not** been elected for VAT.

LEGAL COSTS

Each party to bear their own legal and professional costs incurred.

VIEWING

Strictly by appointment through sole agents Emanuel Jones:-

Contact: David Williams / Rhys Williams
Email: david@emanuel-jones.co.uk
rhys@emanuel-jones.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY



February 2018

Unit 3, Phoenix Business Park
Lion Way, Swansea, Sa7 9FZ

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