emanueljones

For Sale / To Let

Unit 3, Phoenix Business Park

Lion Way, Swansea, SA7 9FZ

3,386 sq ft (314.60 sq m)

- Warehouse with mezzanine
- Parking to the front
- Available to let / for sale

029 2081 1581

www.emanuel-jones.co.uk

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 that is 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 has been measured on a gross internal area (GIA) basis and provides the following approximate areas:

Description	Area sq ft	Area sq m
Warehouse	2,168	201.39
Mezzanine	1,218	113.21
Total	**3,386**	**314.60**

Lease Terms

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

Rent

Quoting rent on application.

Business Rates

The property has a rateable value of £14,000. Using the 2026/27 UBR (0.502), we understand business rates payable are therefore £7,028.

Interested parties are advised to rely on their own enquiries with the relevant local authority.

Estate Service Charge

An estate service charge is payable by the Tenant relating to costs incurred in maintaining the common areas of the estate. Further details can be provide on request.

Purchase Price

The property is also available to purchase. Price on application.

Tenure

The property is held on a long leasehold basis of 125 years from 25th March 1984.

Contact Us:

029 2081 1581

Subject to contract & availability: Emanuel Jones for themselves and for the vendors or lessors of this property whose agents they are give notice that: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer of contact. All descriptions, dimensions, reference to condition and nessessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or lessees should not rely on them as statements or representations of fact but must satify themselves by inspection or otherwise as to the correctness of each of them. No reference to any services, fixtures or fittings shall constitute a representation (unless otherwise stated) as to the state or suitability for any intended function. Prospective purchasers or lessees should satisfy themselves as to the fitness of such items for their requirements. No person in the employment of Emanuel Jones has any authority to make or give representation or warrant whatever in relation to this property.

VAT

The property has not been elected for VAT.

EPC

The property has an EPC rating in Band D (86). A full copy of the certificate can be made available upon request.

Anti-Money Laundering

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002, Emanuel Jones may be required to establish the identity and source of funds for all parties to property transactions.

Legal Costs

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

Viewing

Strictly by appointment through sole agents Emanuel Jones:-

Contact: Carlo Piazza / David Williams

Email: carlo@emanuel-jones.co.uk

david@emanuel-jones.co.uk

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