

To Let

**Unit 3, Castell Close, Swansea Enterprise Park,
Swansea, West Glamorgan, SA7 9EH**

10,514 sq ft (976.78 sq m) GIA

- Modern hybrid unit with D2 consent
- Approx. 30 on-site parking spaces
- Reception area, office space & amenities
- Established industrial & retail location
- 2No. roller shutter doors



Location

The property is located within Swansea Enterprise Park which includes an offering of retail, office and industrial properties. The property lies approximately four miles north east of Swansea city centre and has easy access out to Junctions 44, 45 and 46 of the M4 motorway to travel both east and west.

Surrounding occupiers include Tesco Extra, Halfords, B&M Bargains, Tredz Bikes, Greggs and Oak Furniture Land.

Specification

The property comprises a modern hybrid unit is arranged at ground and upper floor level to provide a gym and ancillary accommodation at first floor level providing office space with a reception area at the entrance. There are kitchen facilities and a number of male and female WC's. There are approximately 30 car parking spaces to the front, side and rear of the property.

The property comprises a steel portal frame with brick and profiled steel construction set under a pitched roof. The industrial accommodation is currently fitted out as a gym and benefits from a minimum eaves height of 4.6 metres. There are two roller shutter doors to the rear of the property.

The office accommodation at first floor level is accessed by a stairwell and comprises of solid carpeted floors, painted and plastered walls, gas central heating, suspended ceilings, fluorescent lighting and double glazed aluminum framed windows.

Availability

Accommodation	Sq Ft	Sq M
Ground Floor	7,062	656.08
Upper Floor	1,061	98.59
Offices - First Floor	2,391	222.13
Total	10,514	976.80

*Measured on a Gross Internal Area basis in accordance with the RICS Property Measurement 2015 (1st Edition).

Planning

The property currently benefits from a D2 use class. Subject to necessary enquiries there is potential to change the use class.

Terms

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

EPC

This property has been graded as 44 B.

Rent

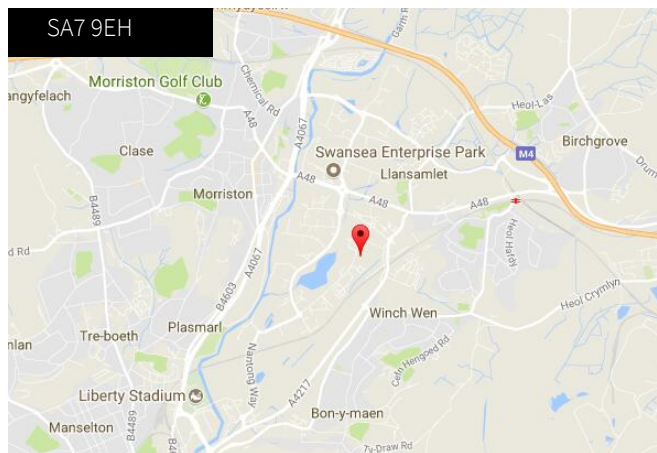
Available on Request

Business Rates

Rates Payable (2017/2018): £31,590 per annum
(based upon Rateable Value: £65,000 and UBR: 49.9p)

Service Charge

Not Applicable



Contacts

JLL

Heather Lawrence

+44 (0)292 072 6026

Heather.Lawrence@eu.jll.com

JLL

Kate Openshaw

+44 (0)292 072 6003

Kate.Openshaw@eu.jll.com

Lambert Smith Hampton

Tom Rees

01792 487248

trees@lsh.co.uk

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.

For properties in Scotland:

e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law.