

OFFICE TO LET

Singleton Park

Swansea, SA2 8PP



Key Highlights

- 845 Sq. Ft. up to 8,103 Sq. Ft.
- Car Parking
- Raised Floors
- LED Lighting
- Passenger Lift
- Available as a whole or part

2 Kingsway
Cardiff
Wales, CF10 3FD

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DESCRIPTION

The Finance Building comprises a 3 storey, detached office building located within the eastern fringes of the Singleton Park University Campus. The property is located adjacent to the historic Singleton Abbey building and benefits from attractive views over Swansea Bay.

The property provides modern accommodation with a specification including: raised floors; LED lighting; carpeted floors; lift; shower, and male and female wc's. The ground floor is laid out in a mainly cellular configuration with the upper floors providing a more open plan configuration.

On site parking is available by way of a separate licence.

ACCOMMODATION

The accommodation comprises the following areas:

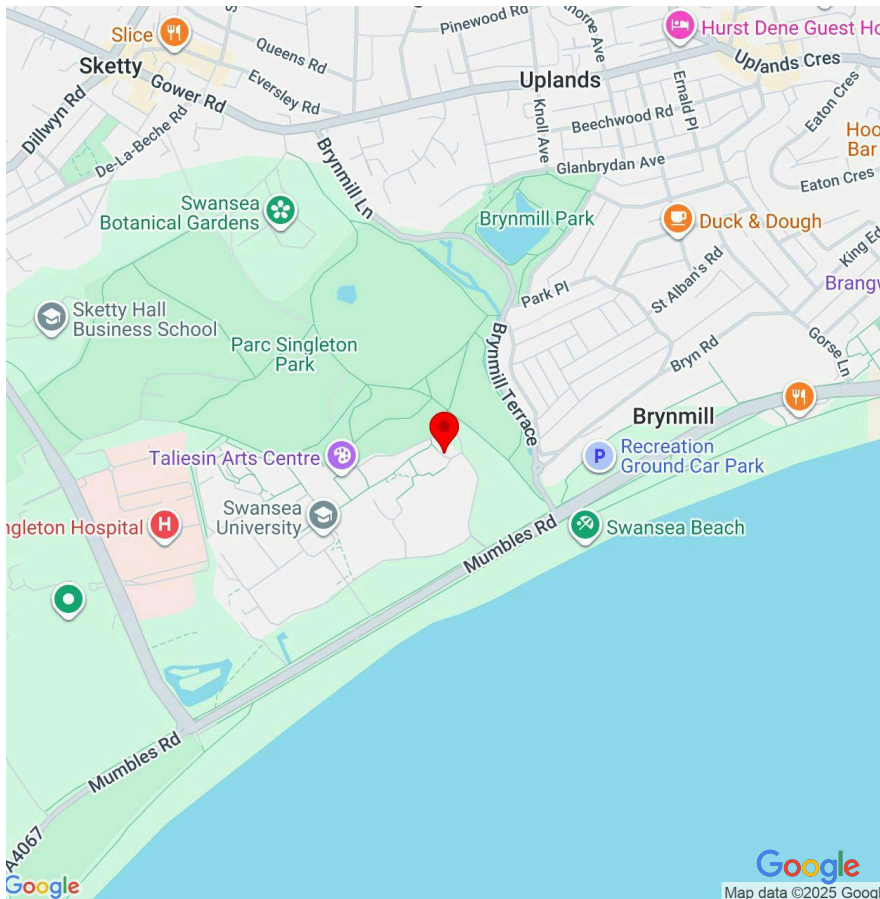
FLOOR AREA	SQ FT	SQ M
Ground	2,607	242
1st	2,812	261
2nd	2,684	249
TOTAL	8,103	753

LOCATION

The Finance Building is located within the Swansea University Singleton Campus, which is located approximately 1.85 miles from Swansea City Centre. Swansea benefits from excellent amenities including bars and restaurants as well as a range of local and national retailers.

The property is conveniently accessed via the A4067 Mumbles Road with J42 of the M4 approximately 6.8 miles away. Swansea Railway Station is located approximately 2.3 miles from the property where there are regular services to Cardiff, Bristol and London Paddington.

Swansea Bay Beach is only a short walk from the property with the popular resort of Mumbles being 2.7 miles away.



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VIEWINGS

Via Savills

SERVICE CHARGE

In the event the property is multi-let then a service charge will apply.

BUSINESS RATES

The tenant will be responsible for business rates. Further details are available on request

TERMS

The property is available to let for a term to be agreed. Consideration will also be given to letting the building in part or whole floors. Further details on...

EPC

The property has a D rating

RENT

Further details are available on request.

CONTACTS

For further information please contact:

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