

TO LET - OFFICE

CARDIGAN HOUSE

Castle Court, Swansea, SA7 9LA



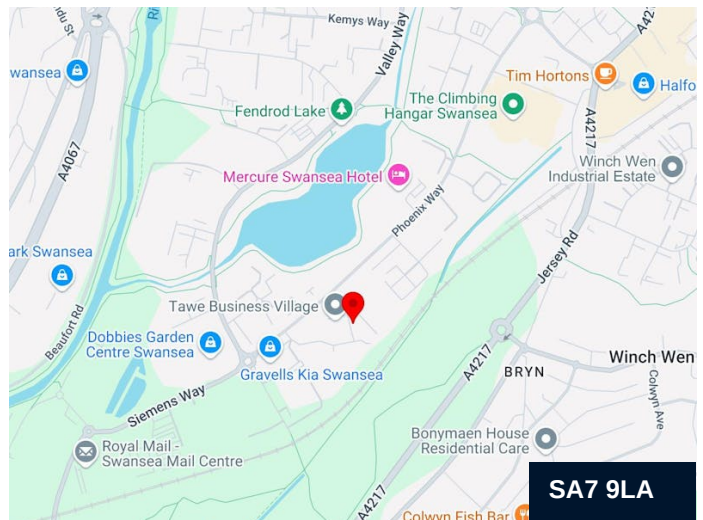
Key Highlights

- To Let
- On Site Car Parking
- May Split
- 1st Floor Office
- 831 up to 11,255 Sq Ft
- Close to J's 44 & 45 of the M4

2 Kingsway
Wales CF10 3FD

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Description

Castle Court comprises two modern office buildings, Conwy and Cardigan House. The available accommodation is situated on the first floor of Cardigan House, with access provided via a shared entrance lobby. The office comprises good quality, open plan office accommodation which could be split to accommodate a range of layouts. The specification includes heating, suspended ceilings with recessed lighting, kitchen facilities and in floor trunking.

Location

Cardigan House is situated in the Swansea Enterprise Park, benefitting from easy access to both Swansea city centre and the M4 Motorway. The property is only 3 miles from Swansea Central railway station which offers regular services to Cardiff and London, while junction 44 of the M4 Motorway is just 2 miles to the East. The property benefits from a range of nearby amenities, including a Mercure Hotel, Tesco Superstore, Greggs and Costa Coffee.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	11,255	1,045.62	Available
Total	11,255	1,045.62	

Parking

There are 45 car parking spaces allocated.

Rent

£12.50 per sq. ft.

Lease Terms

A new lease for a term to be agreed.

Rateable Value

RV: £99,000

Rates payable 25/26: £55.639

Service Charge

A service charge will apply. Further details on request.

EPC

C rating

Viewing

Via Savills or joint agents Hunt and Thorne

Contact

Gary Carver

07972000171

gcarver@savills.com

Will Evans

07870 999243

will.evans@savills.com

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