



## Llys Tawe

Kings Road, Swansea, SA1 8PG

### To Let: High quality office space

**3,724 sq ft**  
(345.97 sq m)

- Air Conditioning
- High Quality specification
- Configuration includes Kitchen, breakout and meeting spaces.
- Furniture Available

# Llys Tawe, Kings Road, Swansea, SA1 8PG

## Summary

<b>Available Size</b>	3,724 sq ft
<b>Rent</b>	£10.06 per sq ft
<b>Business Rates</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	B (39)

## Description

Llys Tawe is situated in a prominent location within the SA1 Swansea Bay development.

Ground floor suite is to the left of reception as you enter the building. The building has been recently fully refurbished to a high standard. The space has a usable mixture of open plan office space, meeting room of various sizes and kitchen/ breakout areas. The space is furnished which may be available to the incoming occupiers as part of terms to be negotiated.

## Location

The building is located on the Eastern edge of Swansea city centre. Its position overlooks the water whilst being conveniently located to access the City Centre amenities. Swansea central station is within walking in the City, a mainline service to Cardiff, Bristol and London. To the East junction 45 of the M4 is approximately 4 miles away.

There is also a bus link which provides good access to all parts of the City.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building	3,724	345.97	Available
<b>Total</b>	<b>3,724</b>	<b>345.97</b>	

## Terms

The suite is available by means of a sub lease which expires 3rd February 2030



## Viewing & Further Information



### Mark Siddons

029 2034 6361

mark.siddons@coark.com



### Ben Bolton

02920 346376 | 07899 92 3978

ben.bolton@coark.com