



The Refinery, Atlantic Close

Swansea Enterprise Park, Swansea, SA7 9FJ

**To Let/Sale : High profile
refurbished accommodation,
with abundant parking.**

3,880 to 28,880 sq ft
(360.46 to 2,683.04 sq m)

- New Heating / Cooling Air-Conditioning
- Raised Floors
- Suspended Ceilings
- Recessed Lighting
- 2x8 Person Passenger Lifts
- Shower Facilities
- Manned reception
- Excellent parking

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Summary

Available Size	3,880 to 28,880 sq ft
Rent	£12 per sq ft
Rates Payable	£4.14 per sq ft
Service Charge	£3.89 per sq ft
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	A

Property Highlights / Amenities

- Parking ratio: 1:180 sq.ft

Location

The Refinery is located on Swansea Enterprise Park, a well established and recognised commercial destination, for both public and private sector occupiers.

It is home to the following occupiers; HM Land Registry, Royal Mail, NFU Mutual, Barclays and Lloyds Bank.

There are numerous leisure and dining occupiers including, Costa, McDonalds and a Mecure Hotel.

Swansea train station is located 2.5 miles away and provides a regular service to Cardiff and London Paddington, as well as serving West Wales.

Convenient access is offered to J44 and J45 of the M4 motorway, located 5.5 miles and 8 miles away respectively.

Accommodation

Name	sq ft	sq m	Availability
Ground - Right Hand Side	12,000	1,114.84	Available
1st - Right Hand side	13,000	1,207.74	Available
Ground - Part Left Hand Side	3,880	360.46	Available
Ground - Left hand side	7,828	727.24	Let
1st - Left Hand side	11,161	1,036.89	Let
Total	47,869	4,447.17	

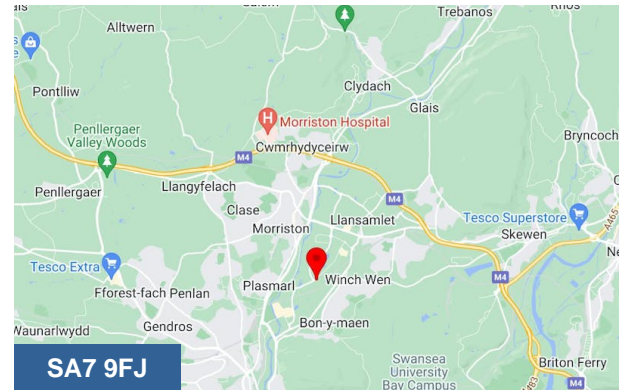
Specification

Externally the property offers;

- Ample amenity and recreation space
- Covered bike storage
- Multiple electric car charging ports
- Excellent Parking

Viewings

Strictly by appointment with agents Cooke & Arkwright.



Viewing & Further Information



Mark Siddons

029 2034 6361

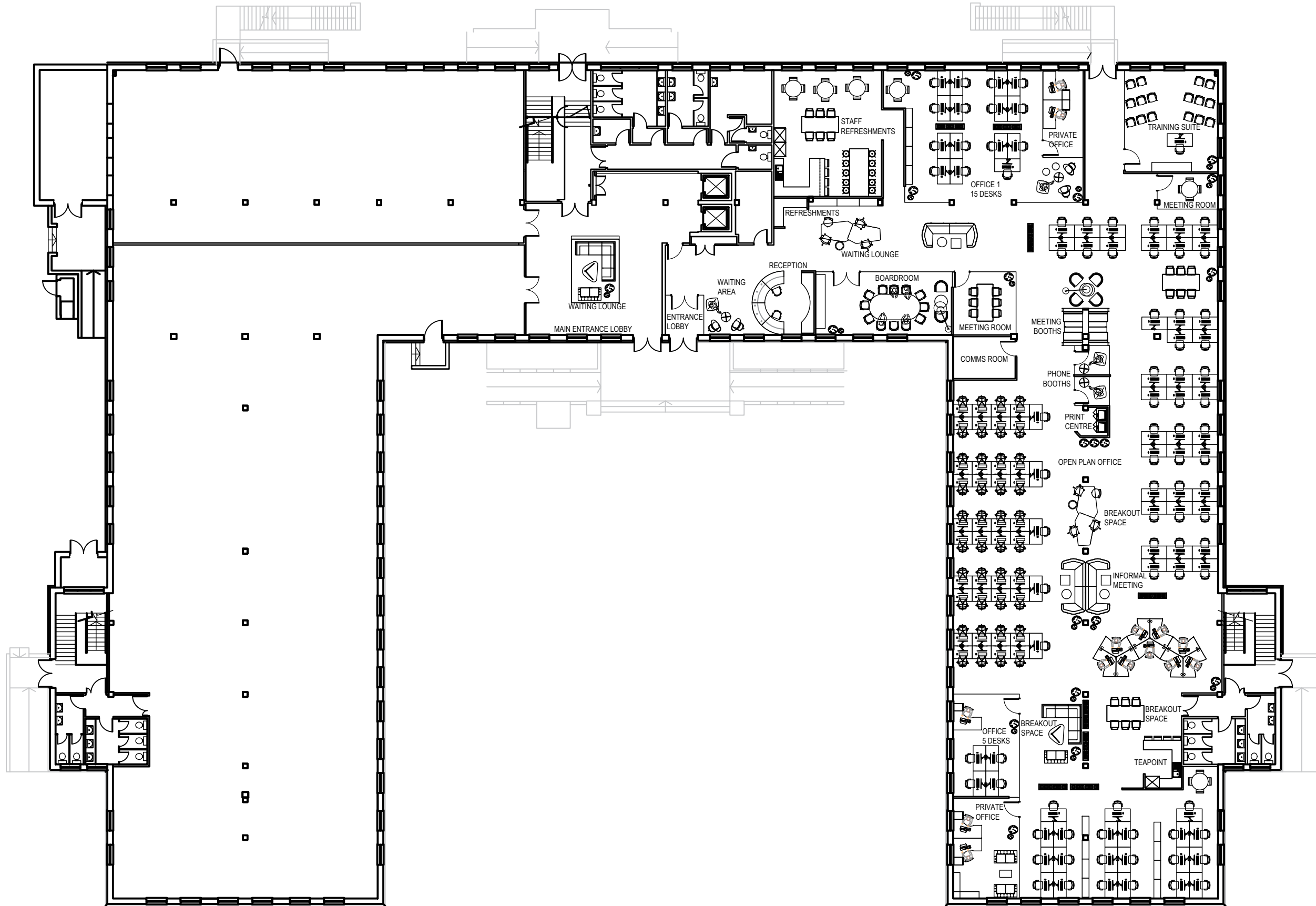
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Max Wood

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NOTES
 Do not scale from this drawing. Only figured dimensions are to be taken from this drawing. Contractor must verify all dimensions on site before commencing any work or shop drawings. Report any discrepancies to the architect before commencing work. If this drawing exceeds the quantities taken in any way the architect are to be informed before the work is initiated. Work within the Construction (Design & Management) Regulations 2015 is not to start until a Health and Safety Plan has been produced. This drawing is copyright and must not be reproduced without consent of NW Architects Limited.

DRAWING STATUS/TYPE KEY
 F Feasibility SK Sketch L Landscape C Construction
 P Planning M Marketing S Survey AB As Built
 T Tender TNT Tenant OS Ordnance Survey

SURVEY NOTE
 The original building survey was undertaken by a third party. NW Architects accepts no responsibility for any errors, omissions or discrepancies.

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CLIENT
PRAXIS
 REAL ESTATE MANAGEMENT LTD

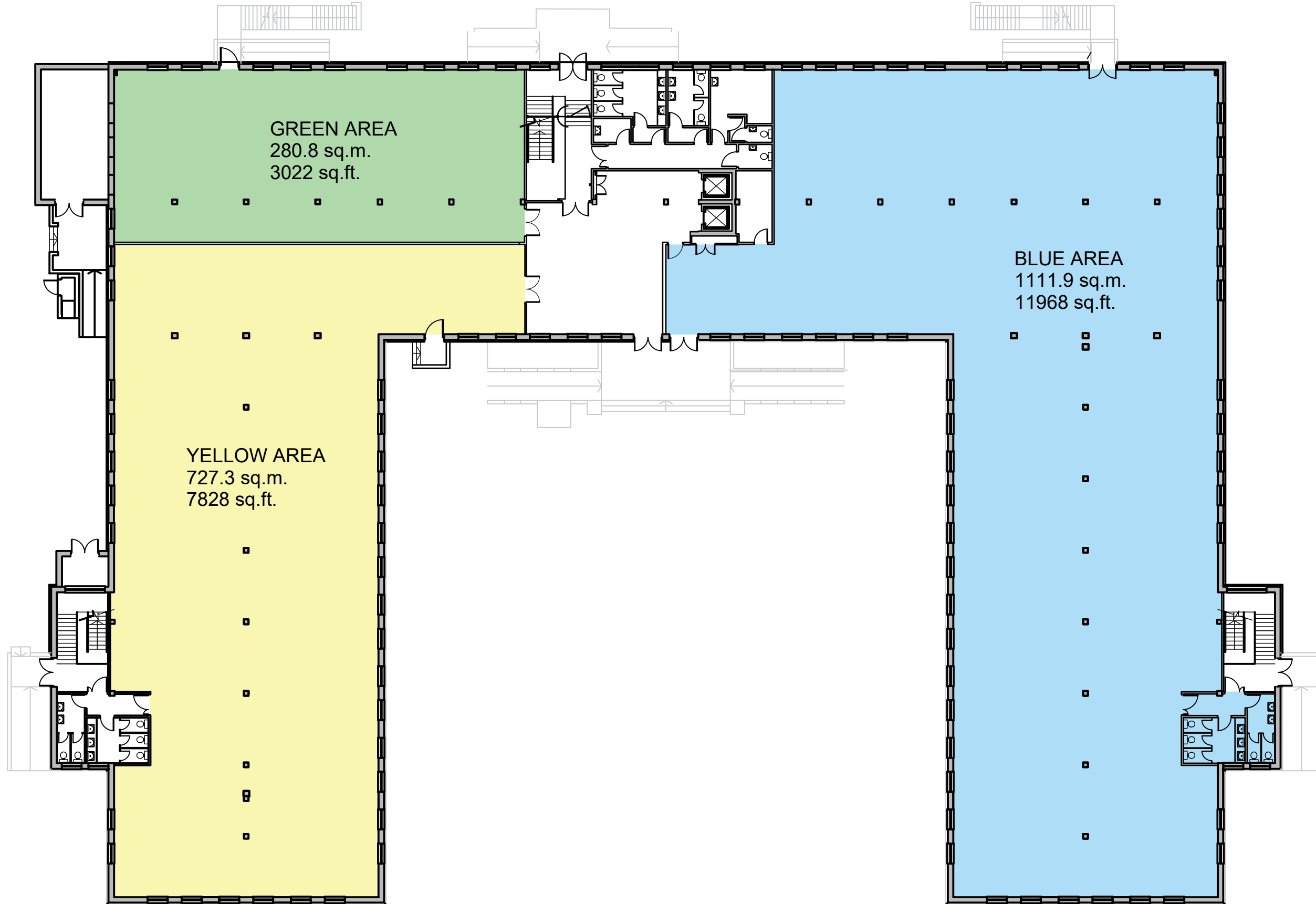
PROJECT
 Swansea Enterprise Park

DRAWING TITLE
 As Proposed
 Ground Floor Layout

Scale: 1:250 @ A3
 Drawn By: RC
 Date Drawn: 20-10-21
 Checked By: NW
 Date Checked: 20-10-21

REV	DESCRIPTION	DRAWN	DATE	CHECKED	DATE
E	INTERIOR LAYOUT INCLUDED	RC	10-11-21	NW	10-11-21
D	LAYOUT AMENDED	NW	21-10-21	RAP	21-10-21
C	AREAS UPDATED	RC	21-10-21	NW	21-10-21
B	LAYOUT UPDATED	RC	21-10-21	NW	21-10-21
A	LAYOUT UPDATED	RC	20-10-21	NW	20-10-21

REVISIONS
 Drawing No: 20076-F102
 Revision: E



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DRAWING STATUS/TYPE KEY
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 P Planning M Marketing S Survey AB As Built
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PROJECT
 Swansea Enterprise Park

DRAWING TITLE
 As Proposed
 Ground Floor Layout

Scale
 1:250 @ A3

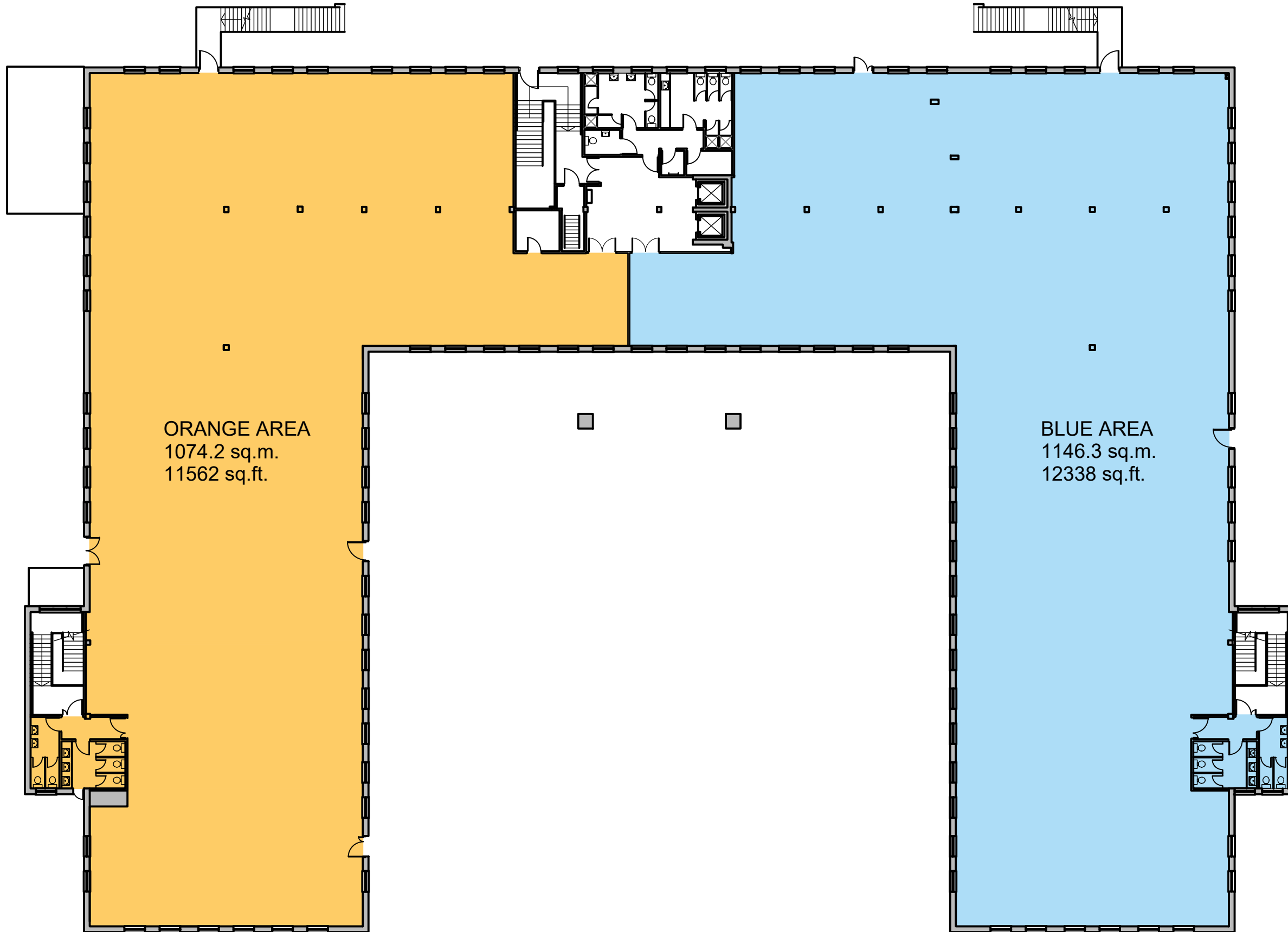
Drawn By RC	Date Drawn 20-10-21
Checked By NW	Date Checked 20-10-21

Drawing No.
20076-F102

Revision
D

REV	DESCRIPTION	DRAWN	DATE	CHECKED	DATE
D	LAYOUT AMENDED	NW	21-10-21	RAP	21-10-21
C	AREAS UPDATED	RC	21-10-21	NW	21-10-21
B	LAYOUT UPDATED	RC	21-10-21	NW	21-10-21
A	LAYOUT UPDATED	RC	20-10-21	NW	20-10-21

REVISIONS



ORANGE AREA
1074.2 sq.m.
11562 sq.ft.

BLUE AREA
1146.3 sq.m.
12338 sq.ft.

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CLIENT
Swansea Enterprise Park

PROJECT
As Proposed
First Floor Layout

Scale	Drawn By	Date Drawn
1:250 @ A3	RC	20-10-21
	Checked By	Date Checked
	NW	20-10-21

Drawing No. 20076-F103
Revision -

REV	DESCRIPTION	DRAWN	DATE	CHECKED	DATE
REVISIONS					