



The Refinery, Atlantic Close, Swansea, SA7 9FJ

**TO LET**

Quality Business Park Office  
Accommodation

**3,880 - 28,880 Sq Ft**  
**(360 - 2,683 Sq M)**

## DESCRIPTION

Detached, two storey office premises. The specification includes a new Heating / cooling air-conditioning, raised floors, suspended ceilings, recessed lighting, 2x8 Person passenger lifts, shower facilities, manned reception and excellent parking. A service will be payable to cover the landlords cost of running and maintaining the building and common areas. Further details available upon request.

- ✓ Refurbished office accommodation
- ✓ Parking Ratio: 1:180 sq ft
- ✓ 3,880 sq ft - 28,880 sq ft
- ✓ Excellent transport links
- ✓ Partially fitted out quality accommodation



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

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor - Right	12,000	1,115
Ground Floor - Part Left	3,880	360
First Floor - Right	13,000	1,208
<b>Total</b>	<b>28,880</b>	<b>2,683</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

Rates Payable: £4.14 sq ft

## TERMS

New lease on terms to be agreed.

**EPC** EPC Rating: A (22)

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Regulated by RICS 17-Oct-2025

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert  
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Hampton**

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