

SUITE 11, CONWY HOUSE

PHOENIX WAY | ENTERPRISE PARK | SWANSEA, SA7 9LA

HUNT &
THORNE
CHARTERED SURVEYORS



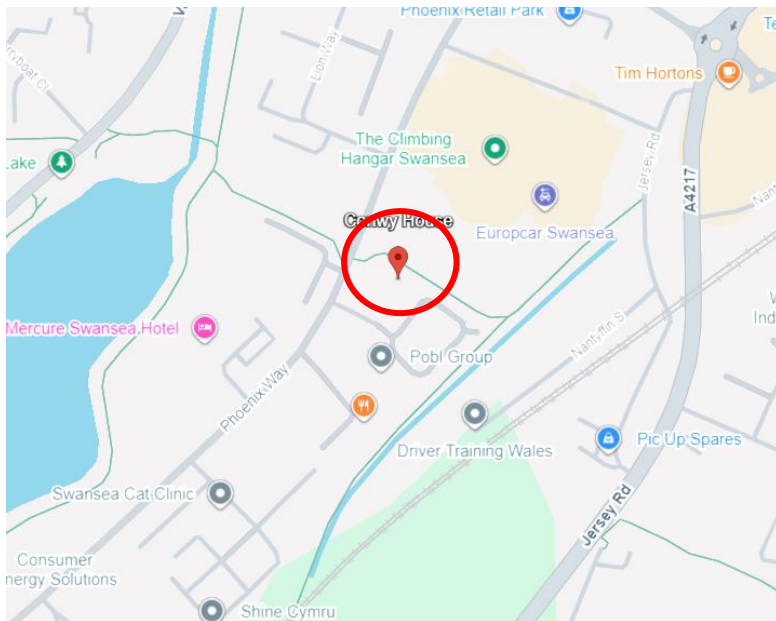
OFFICE SPACE
TO LET

- 2 CAR PARKING SPACES
- FULLY REFURBISHED
- CLOSE TO J44 & J45 OF THE M4
- 31.46 SQ M (339 SQ FT)
- ASKING RENT £5,085 PAX

LOCATION

Conwy House is a prestigious office building on Castle Court office development, prominently located fronting Phoenix Way, one of the main access roads circulating the central lake, within the Swansea Enterprise Park.

Prominent occupiers in the immediate vicinity include GE Vernova, Lloyds Bank, Bevan Buckland Accountants, Lakeside Vets, Oak Furniture, Johnson Controls and Home Bargains. The park has excellent road access with junctions 44 & 45 of the M4 motorway, located approx. 2 miles north of the property. Swansea city centre being located approx. 5 miles to the south.



DESCRIPTION

Conwy House forms part of the Castle Court office development, a modern office scheme constructed in the 1980's. The development is a steel frame, brick/breeze block elevation, under a concrete tiled roof. The property has the following features:

- Refurbished office accommodation.
- Flexible terms.
- Storage accommodation.
- Expansion opportunities.

ACCOMMODATION

TOTAL:	31.46 sq m	(339 sq ft)
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RATEABLE VALUE

We have been informed via an enquiry on Valuation Office website, that the rateable value is £ TBA.

UBR for Wales 2026/27 is 0.502p in the £.

Interested parties are advised to verify this information.

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1, Castle Court, Phoenix Way, Enterprise Park, Swansea, Wales, SA7 9LA

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.

LEASE TERMS

The suite is available on a 12/24 or 36 month agreement.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

A service charge is payable in relation to the maintenance of the internal common areas of the building, the external part of the building and the external common areas of the estate. The landlord to continue to insure and recover the premium cost from the tenant.

ASKING RENT

£5,085 PAX

EPC

To be provided.

VAT

All prices are quoted exclusive of VAT. VAT is payable on all payments.

LEGAL COSTS

Each party to pay their own legal costs on this transaction.

ANTI MONEY LAUNDERING REGULATIONS

Regulations require checks on all prospective tenants/purchasers. Photo ID plus proof of address is required before a transaction can proceed. AML searches are outsourced to our partner Credas (Certified Digital Identity Verification Service).

FURTHER INFORMATION

For further information or to arrange a viewing, please contact joint letting agents Hunt & Thorne Chartered Surveyors.

MATTHEW SIMS

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07825 372503

JASON THORNE

jason@huntandthorne.com

07387 188482

Joint Agents: Savills Cardiff

Tel: 02920 368900

May 2026

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01792 776600

huntandthorne.com



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