

TO LET

INDUSTRIAL

Unit 9b Prospect Park, Queensway, Swansea West
Business Park, Fforestfach, Swansea, SA5 4ED



- MODERN INDUSTRIAL UNIT ARRANGED OVER A SINGLE BAY WITH SECURITY GATES TO FRONT
- GROSS INTERNAL AREA: 423.17 SQ.M (4,555.01 SQ. FT.)
- ESTABLISHED TRADING LOCATION WITHIN SWANSEA WEST BUSINESS PARK
- HIGH EAVES UNIT WITH ROLLER SHUTTER CLEARANCE OF 4.17M (13'10")
- ADDITIONAL OPEN YARD AREA TO FRONT MEASURING 96.60 SQ.M (1,039.80 SQ. FT.)
- ADEQUATE COMMUNAL PARKING FACILITIES ALSO LOCATED WITHIN THE ESTATE

OFFERS IN THE REGION OF
£22,500 PA

LOCATION

The property is located within an established trading estate, known as Prospect Park, at the far end of the Queensway on Swansea West Business Park, which was formerly known as the Fforestfach Industrial Estate.

The subject premises is a reconstructed unit which is located on a site that was previously in single occupation as a large industrial premises extending to circa. 230,000 sq. ft. on a 17.5 acres site, which can be accessed at the end of the Queensway via a security gate which leads onto a concrete road which in turn gives access to the unit and neighbouring units.

Neighbouring occupiers include **Roche Logistics Ltd UK, Let Us Furnish, Mono Equipment**, etc.

Swansea West Business Park is located approximately 2.5 miles south of Junction 47 of the M4 Motorway, with ease of access via the main dual carriageway (A483).

DESCRIPTION

The property comprises mid-terraced modern light industrial warehouse/manufacturing unit within Prospect Park Industrial Estate.

We note that the subject premises has been re-constructed (circa 2017) using a steel portal frame arranged over a single bay.

The unit has been finished to a very good specification throughout, which can be accessed via a roller shutter loading door along the southwest elevation, with a clearance height of 4.17m. The unit has an eaves height of approximately 3.82m with a maximum height at ridge level of approximately 8.16m.

An additional mezzanine section is also available over the right-side internal elevation, providing additional open storage facilities.

The unit also benefits from a small open yard area to the front, which is located to the outside of the steel palisade fencing on the left-hand side as you approach the unit, measuring approximately 96.60 sq.m (1,039.80 sq. ft.).

We further advise that adequate communal parking facilities are also available within the estate, along a southeasterly direction to the subject premises

Please note that no self-contained w.c. facilities are currently installed on site but we have been advised that adequate toilet facilities will be incorporated prior to completion.

ACCOMMODATION

The subject premises affords the following approximate dimensions and areas:

Gross Internal Area **423.17 sq.m** **(4,555.01 sq. ft.)**

GROUND FLOOR

Workshop 381.41 sq.m (4,105.49 sq. ft.)
accessed via a roller shutter loading door to the front with a clearance height of 4.17m. Minimum eaves height of 3.82m, which increases further to 8.16m at ridge height.

FIRST FLOOR

Mezzanine Area 41.76 sq.m (449.50 sq. ft.)
Accessed internally via a steel stairwell, comprising an open storage off the main workshop area.

RATES

As stated on the VOA website the Rateable Value for the subject premises is as follows:

Rateable Value (2026): £17,000

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2026-27 the multiplier will be as follows.

- A retail multiplier of 0.350, applicable to small to medium sized retail shops with a rateable value below £51,000.
- A standard multiplier of 0.502, applicable to most other properties.
- A higher multiplier of 0.515, applicable to properties with a rateable value above £100,000.

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information. For further information visit www.voa.gov.uk.

VAT

Please be advised that all figures quoted are exclusive of VAT (where applicable).

TERMS & TENURE

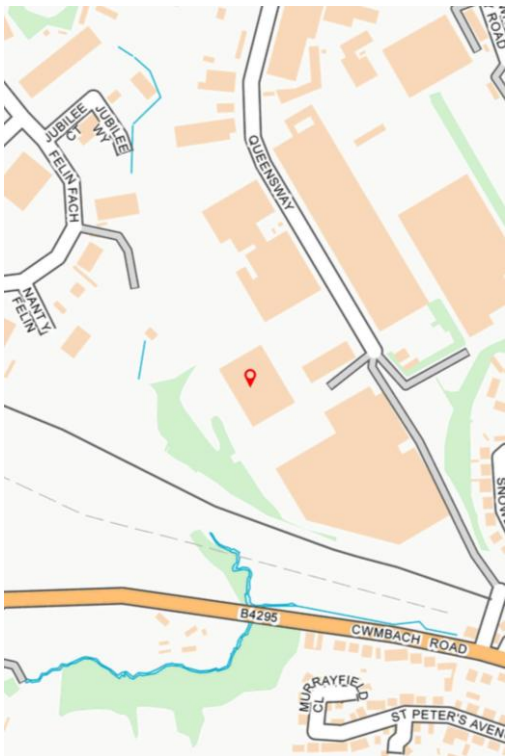
Our client's interest is available by the way of a new effective Full Repairing and Insuring Lease (under terms to be negotiated).

VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors
Tel: 01792 479 850
Email: commercial@astleys.net

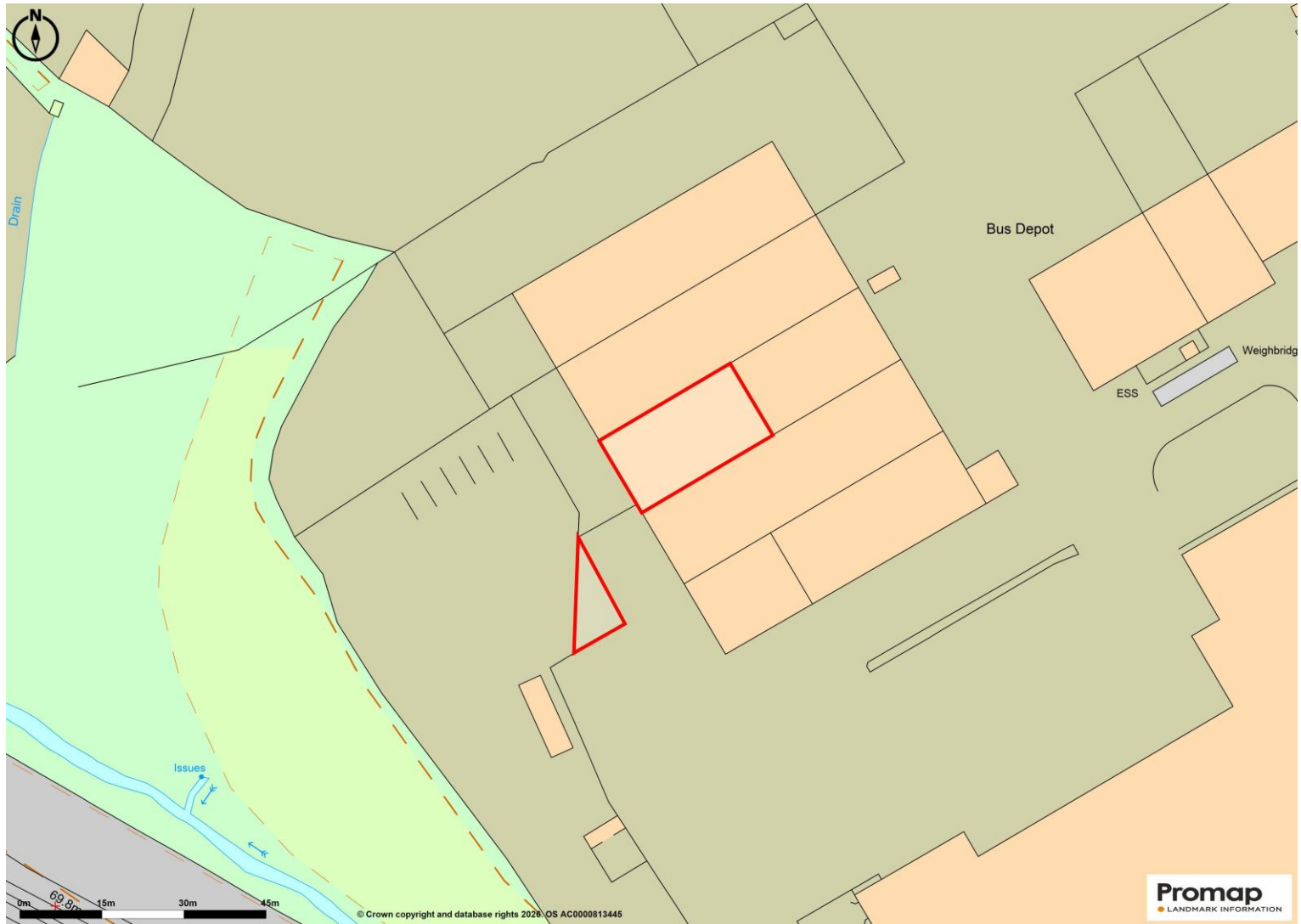
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