



Unit 11, Prydwen Road, Swansea, SA5 4HN

Industrial/Warehouse Unit To Let with Allocated Parking. Available from April 2026.

Summary

Tenure	To Let
Available Size	5,865 sq ft / 544.88 sq m
Rent	£47,500 per annum
Service Charge	£3,863.20 per annum Inclusive of VAT.
Rates Payable	£15,478 per annum
Rateable Value	£27,250
EPC Rating	E

Key Points

- Situated in Fforestfach Industrial Estate
- Good access to J47 M4 Motorway
- Ample on-site parking
- Unit to undergo refurbished throughout

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VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£3,863 per annum Inclusive of VAT
EPC Rating	E

Description

The property comprises an end-of-terrace light industrial warehouse. The unit is of portal frame construction with coated profile steel cladding.

The unit offers internal offices at first floor level, WC and kitchen facilities with Phase 3 electricity.

Eaves height extends in excess of 6m, which is accessed via a roller shutter door with a separate glazed access point. There is allocated parking provided.

Location

The subject property is situated off Prydwen Road within the well-established Swansea West Business Park.

The park is located approximately 3.4 miles North West of Swansea city centre and benefits from excellent transport links, being 2.8 miles south of Junction 47 of the M4 motorway.

Viewings

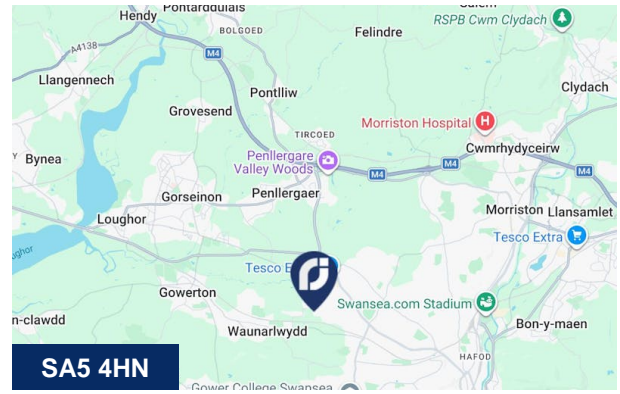
Viewing to be arranged via sole agents RJ Chartered Surveyors

Terms

The unit is available on a new full repairing and insuring lease for a term of years to be agreed.

Service Charge

The ingoing tenant will be responsible for a fair portion of the estate service charge, amounting to £3,863.28 inclusive of VAT per annum.



Viewing & Further Information



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