

UNIT 6 OXWICH COURT

VALLEY WAY | ENTERPRISE PARK, SWANSEA | SA6 8RA

**HUNT &
THORNE**
CHARTERED SURVEYORS



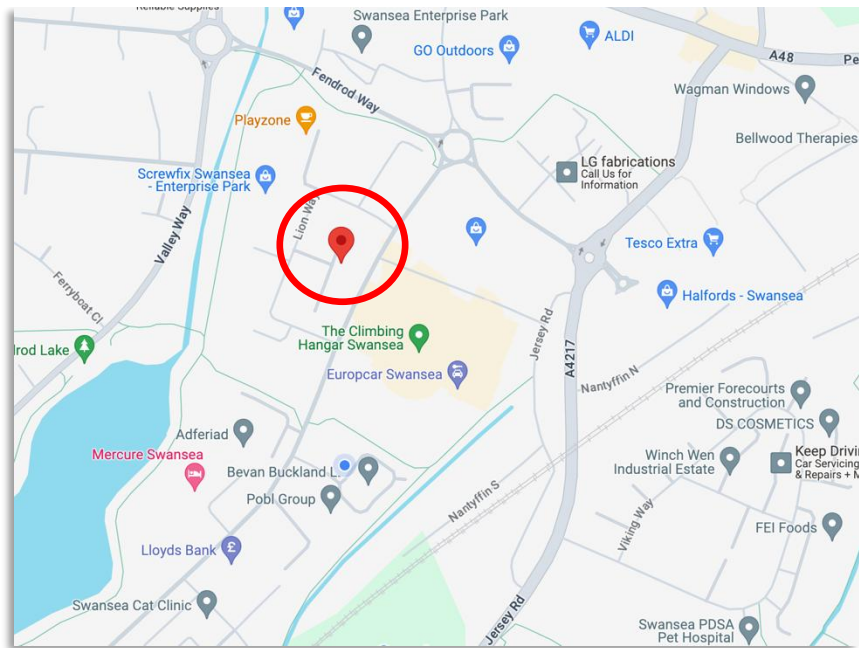
**INDUSTRIAL/TRADE COUNTER
TO LET**

- FLEXIBLE WAREHOUSE
- ESTABLISHED TRADE COUNTER/COMMERCIAL LOCATION
- CLOSE TO J44/45 M4 MOTORWAY
- 139.35 SQ M (1,500 SQ FT)
- ASKING RENT £14,250 PAX

LOCATION

Oxwich Court is located within the heart of Swansea Enterprise Park, accessed via Valley Way and Coronet Way. J44 & J45 of the M4 motorway are within 2 miles to the north with Swansea City Centre located 4 miles to the south.

Prominent occupiers in the immediate vicinity include Sally Services, Swansea Plumb Point, Secured Alarm Systems and Honda.



DESCRIPTION

A steel portal frame building with elevations of facing brick and breeze block under an alloy clad roof. The property forms part of a courtyard development of 18 units housed in 3 terraces.

ACCOMMODATION

TOTAL:	139.35 SQ M	1,500 SQ FT
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RATEABLE VALUE

We have been informed via an enquiry on Valuation Office website, that the rateable value is £9,900.

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

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LEASE TERMS

The property is available on new flexible lease terms.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

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

RENT

£14,250 PAX

EPC

TBC

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 sole letting agents Hunt & Thorne Chartered Surveyors.

MATTHEW SIMS

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April 2026

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