

UNIT 10 HORIZON PARK

ENTERPRISE PARK | SWANSEA | SA6 8RG



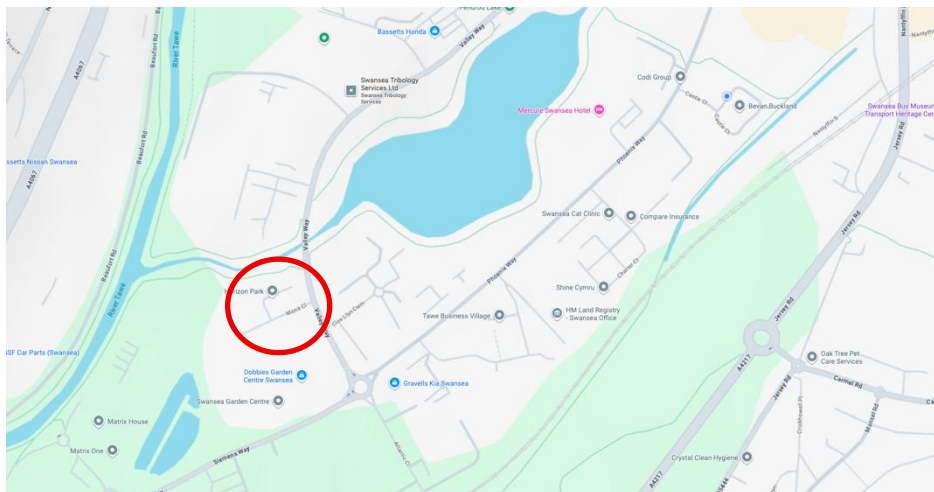
INDUSTRIAL TO LET

- ESTABLISHED TRADE COUNTER/INDUSTRIAL PREMISES
- PROMINENT BUSINESS PARK LOCATION
- CLOSE TO J44 AND 45 M4
- 97.55 SQ M (1,050 SQ FT)
- MEZZANINE LEVEL – 27.27 SQ M (294 SQ FT)
- ASKING RENT £9,000PAX

LOCATION

The property is situated in a prominent trading position within Horizon Park development. The park is situated just off Valley Way, the main thoroughfare through Swansea Enterprise Park. Good access links are provided to J44 & J45 of the M4 Motorway.

Prominent occupiers in the immediate vicinity include Days Fiat, MG, Dobbies Garden Centre and Gravells Kia with Swansea Fasteners on site.



DESCRIPTION

A terraced light industrial building, which is of steel portal frame construction, with part breeze block and facing brick elevation, with remaining alloy sheeting walls and roof.

ACCOMMODATION

TOTAL:	97.55 SQ M	1,050 SQ FT
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RATEABLE VALUE

We have been informed via an enquiry on Valuation Office website, that the rateable value is £7,500.

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 property is available on a new lease term.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

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

ASKING RENT

£9,000PAX

EPC

TBA

VAT

All prices are quoted exclusive of VAT. VAT will be 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

matthew@huntandthorne.com
07825 372503

JASON THORNE

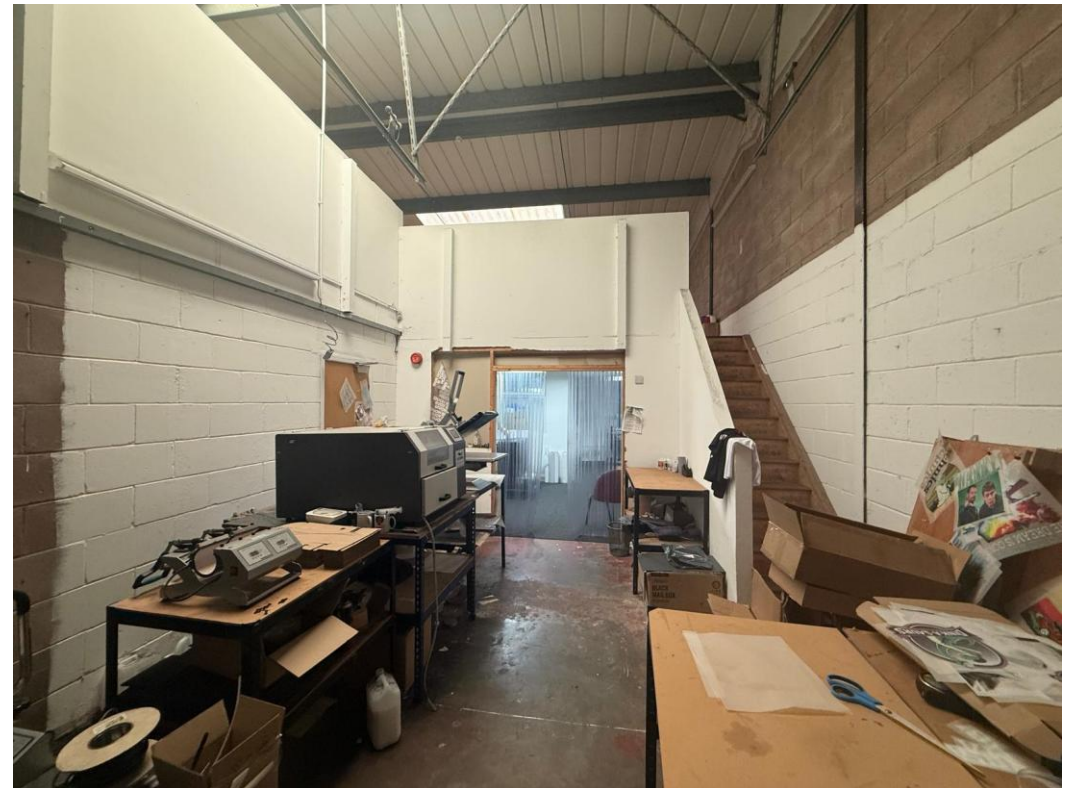
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September 2026

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