

UNIT 15C, PROSPECT PARK, QUEENSWAY SWANSEA WEST BUSINESS PARK | SWANSEA SA5 4ED

**HUNT &
THORNE**

CHARTERED SURVEYORS



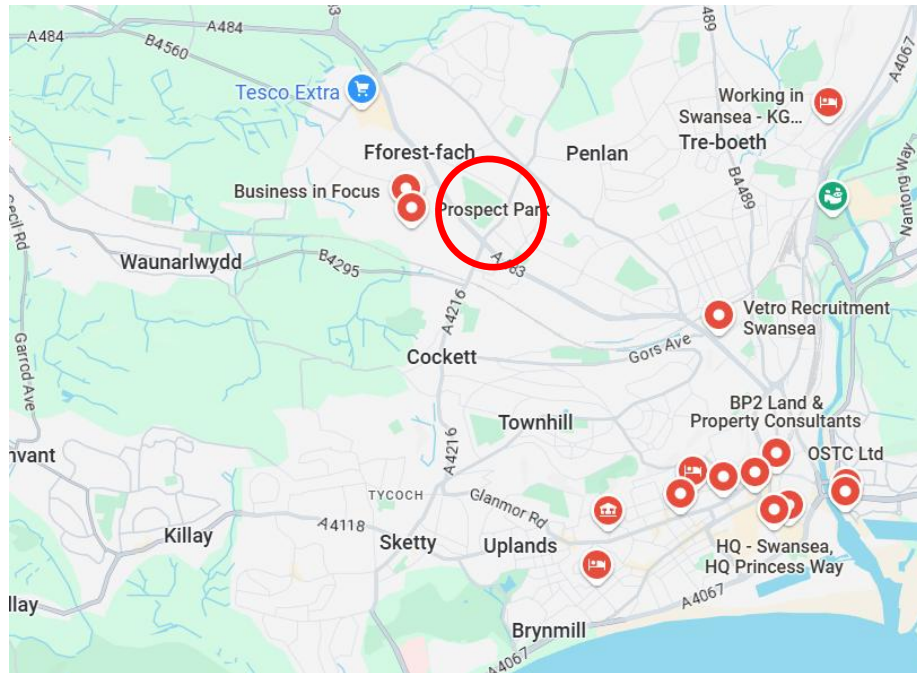
TRADE COUNTER/WAREHOUSE

TO LET

- TRADE COUNTER/WAREHOUSE PREMISES
- CLOSE TO J47 OF THE M4 MOTORWAY
- FORECOURT YARD
- ADDITIONAL CAR/YARD AREA AVAILABLE
- 247.31 SQ M (2,662 SQ FT)
- ASKING RENT £21,300 PAX

LOCATION

Prospect Park is at the end of the Queensway, in the upper part of Swansea West Business Park. The park benefits from good transport links to Swansea City centre and J47 of the M4, which lies 2 miles to the northwest. Prominent occupiers in the immediate area include Character, Hurns Brewery and Ken Williams Motors.



DESCRIPTION

The property comprises of a steel frame terrace industrial unit, clad in alloy sheeting and has the following features:

- Double roller door entrance
- Forecourt yard area
- Minimum eaves 4.80m
- Maximum eaves 6.60m
- Additional yard areas available

ACCOMMODATION

TOTAL:	247.31 sq m	2,662 sq ft
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VAT

All prices are quoted excluding VAT. Our client reserves the right to charge VAT on all payments.

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

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LEASE TERMS

The property is available on new lease terms.

ASKING RENT

£21,300 pax.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

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

EPC

To be provided.

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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May 2026

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