

# 10 - 11 J Shed

Kings Road Swansea, SA1 8PL

# BP2

Commercial Property  
& Development Land



## FOR SALE

2,418 SQ FT  
(224.64 SQ M)

£375,000

SA1 Waterside, Dual Aspect  
Property

- Waterfront Location & SA1 Dock Views
- Adjacent to £350m SA1 Swansea Waterfront Campus
- Commercial & Residential Planning Consent
- Grade II Listed Building

## Summary

Available Size	2,418 sq ft
Price	£375,000
Rates Payable	£13,488 per annum
Rateable Value	£24,000
Service Charge	£4,125 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
BER Rating	D (99)

## Description

The J Shed is a Landmark Grade II listed building in the landmark SA1 development providing modern, high quality space with both office and residential consent.

The available property is the only 1st floor suite with dual aspect views, offers open plan living/office space along with fitted kitchen and W.C with shower facilities.

This unique building overlooks SA1 Dock and provides accommodation to a range of commercial occupiers on the ground floor including, Rasoi, The Welsh House and the highly anticipated THE SHED Restaurant together with a mix of residential and office occupiers to the first floor.

The Vendor will also consider a lease, terms to be agreed.

## Location

J Shed is located in the heart of the £200m redevelopment of SA1 in Swansea which houses occupiers including Sancta Maria Hospital, Village Hotel, Starbucks and UWTSU, Tesco and Premier Inn.

The property benefits from pedestrian access into Swansea City Centre and Railway Station with excellent road links via Fabian Way accessing the M4 via Junction 42.

## Accommodation

Name	sq ft	sq m	Availability
Ground - Ground Floor	1,633	151.71	Available
Mezzanine - Mezzanine	785	72.93	Available
<b>Total</b>	<b>2,418</b>	<b>224.64</b>	

## Specification

the property benefits from the following features.

- W.C & Shower Facilities
- Kitchen
- Conference/Board Room/Snug
- Bespoke Window Sails to the Pitched Roof
- Dual Aspect Views to SA1 Dock & Swansea
- Mezzanine Floor

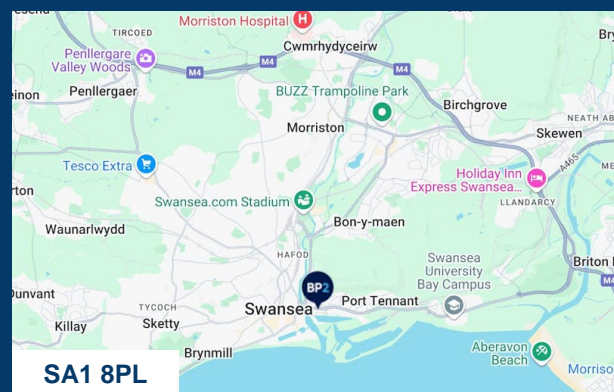
## Terms

Terms  
Asking Price - £375,000

The Vendor will also consider a Lease on the property, terms to be agreed.

## Video

- Video - <https://vimeo.com/902974399?share=copy>



## Viewing & Further Information



**Ceri Daniel**  
07827120389  
ceri@bp2property.com



**David Blyth MRICS**  
07966 752301  
david@bp2property.com

In accordance with Anti Money Laundering requirements, we may be required to establish the identity and source of funds of all parties to any sale or leasehold transactions. The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 22/08/2025



