

BP2Land & Property
Consultants

Office Suites @ Rees-Jones House Swansea, SA5 9NR

Available Jan 2022

Summary

Following the success of phase 1 at Rees-Jones House, we are now offering the second phase of fully refurbished Offices with secure car parking, available on an all-inclusive monthly basis.

Property Type	Offices
Tenure	To Let
Status	Available
Price	From £250 pcm
Size	From 150 sq ft

- All Inclusive Office Suites
- Prominent & accessible location
- Secure Access and Gated on-site parking.
- Undergoing extensive refurbishment
- On site Meeting Room

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Location

Conveniently situated in Manselton, just off the Cwmbwrla Roundabout leading to Swansea City Centre (1 mile South) and the M4 (2 miles North) via Carmarthen Road.

The property is situated in a quite, predominantly residential location, whilst in close proximity to the amenities of Carmarthen Road including Lidl, Costa and Greggs amongst others.

Description

A detached office building providing accommodation over two floors, with shared facilities. The building is currently being refurbished to a high standard and offers a range of different sized offices to suit a range of occupiers.

Specification

The building offers the following features:

- Self-Contained Secure Office Suites
- 24/7 Secure Fob Access
- Perimeter Trunking
- Carpeted Floors
- LED Lighting
- Suspended Ceilings
- Shared Kitchen & W.C's
- Onsite Coffee Shop
- Communal Car Parking
- Secure Alarm & Fob Access

Accommodation

5 Office Suites will be available as part of phase 2, from 150 sq ft upwards.

Please enquire for further details.

Terms

The suites are available on a standard licence agreement for a minimum 12 month commitment.

Quoting rents are available upon request and include rent, utilities, insurance and service charges.

Please note all quoting rents are exclusive of VAT and business rates.

Car Parking

Ample communal parking to the front of the building is available, provided with gated access





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Service Charge

Included within the rental.

Utilities

Utility costs are included within the rental figure.

Insurance

Insurance is included within the rental figure.

Business Rates

Business rates are yet to be assessed since sub-division works have occurred. We anticipate that the majority of suites will benefit from 100% rates relief, but any occupiers will be responsible for their own business rates.

EPC

An EPC has been commissioned, further details available in due course.

VAT & Legal Costs

All prices, premiums and rents are quoted exclusive of VAT. We understand that the property is elected for VAT.

Each party is responsible for their own legal costs incurred in any transaction.



Enquire now



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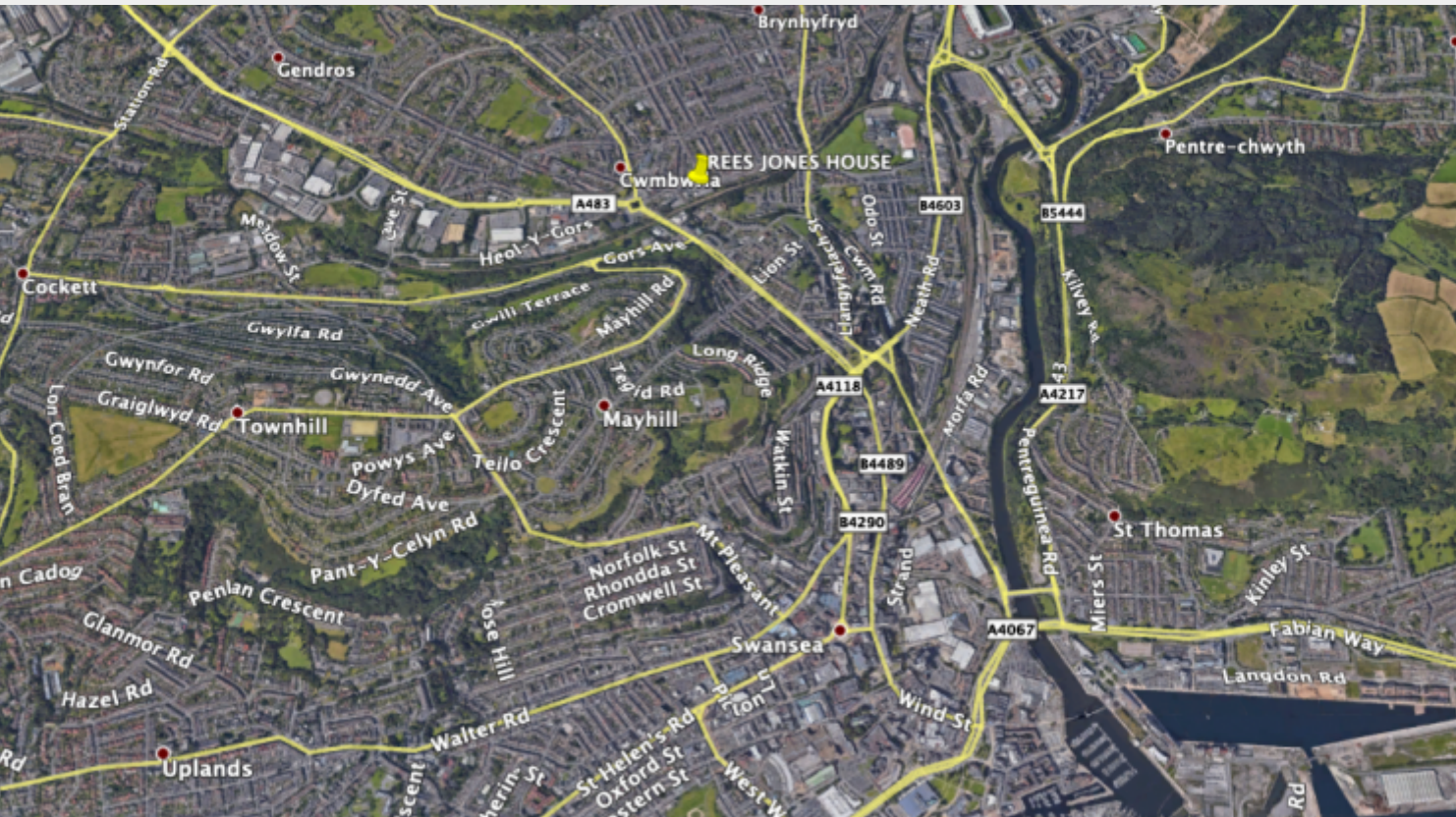
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221 High Street,
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SA1 1NW

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Viewing and Further Information

For further information, or if you would like to arrange a viewing, please contact us.



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