

UNIT 6 ACORN COURT

CLARION CLOSE | ENTERPRISE PARK, SWANSEA | SA6 8RT

HUNT & THORNE
CHARTERED SURVEYORS



TRADE COUNTER/WAREHOUSE

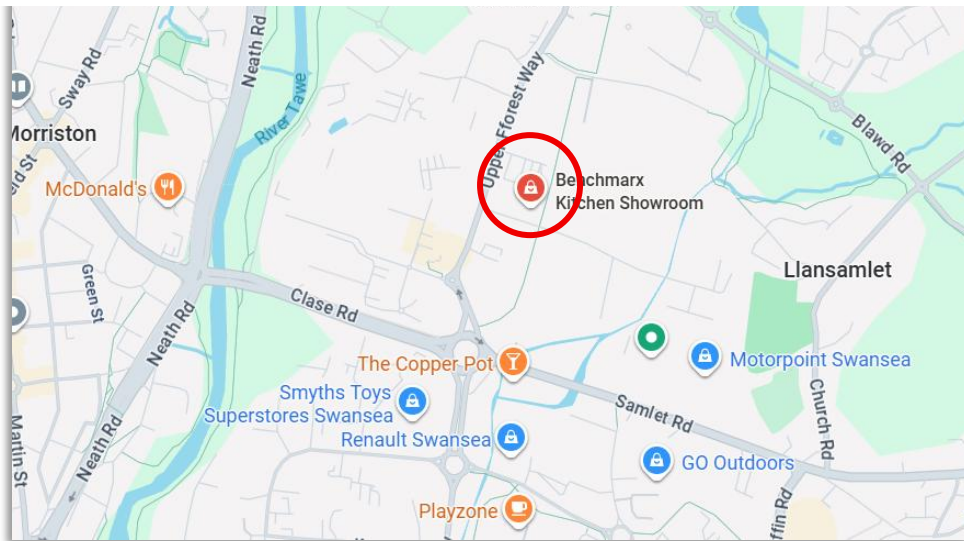
TO LET

- PROMINENT TRADE COUNTER/WAREHOUSE PREMISES
- CLOSE TO J44 & J45 OF THE M4 MOTORWAY
- GOOD CAR PARKING AREA
- 533.52 SQ M (5,743 SQ FT)
- ASKING RENT: £45,944 PAX

LOCATION

The property is prominently located on Acorn Court, which is a trade counter development on the corner of Clarion Close and Upper Fforest Way, which is one of the main access roads leading into the Swansea Enterprise Park, from Swansea Vale. Good communications are provided to J44 & 45 of the M4 motorway, which is located approx. 2 miles north of the property, with Swansea city centre being accessed via the southern link road.

Prominent occupiers in the immediate vicinity include Costa Coffee, Greggs, KFC, Burger King, Premier Inn, Brewers Fayre and Booker Cash and Carry.



DESCRIPTION

Unit 6 is a detached industrial building, which is of steel portal frame construction, with elevations of brick / breeze block and alloy cladding, with a alloy clad roof. The property benefits from a minimum eaves height of 6m and also first floor office accommodation.

The property benefits from multiple loading doors to the side elevation (some currently blocked up), together with a large car parking area with designated spaces.

ACCOMMODATION

Ground floor	446.10 sq m	4,802 sq ft
First floor office	87.42 sq m	941 sq ft
Total:	533.52 sq m	5,743 sq ft
Open first floor mez	90.78 sq m	977 sq ft

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1 Conwy House, Castle Court, Phoenix Way, Swansea SA7 9LA

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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 online enquiry on the Valuation Office web site that the property has a rateable value of £24,750.

UBR for Wales for 2025/26 is 0.568p in the £.

Interested parties asked to verify this information, by making direct contact with the local rating authority.

LEASE TERMS

The property is available on new lease terms.

RENT

£45,944 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.

JASON THORNE

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November 2025



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