



01792 648809



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Ethos, Kings Road, SA1 Swansea Waterfront, Swansea, SA1 8AS



To Let
£11,000 p/a

Land at Kingsway
Fforestfach
Swansea
SA5 4DL

- Compound “To Let” circa. 0.5 Acres
- Situated on the well-established Swansea West Industrial Estate
- Level compound with palisade fencing and gates.
- Good access to Junction 47 of the M4 Motorway



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LOCATION

The compound is situated within the well-established Swansea West Industrial Estate, Fforestfach and is approximately 3 miles to the north-west of the city centre. The industrial estate is accessed off Carmarthen Road, (A483) which is the main route into the city centre from the west, which links to junction 47 of the M4.

DESCRIPTION

The site is accessed from the Kingsway and is located to the rear of a warehouse unit. There are trees and vegetation to the rear & side boundaries. The site is level and benefits from a perimeter palisade fence and gate.

ACCOMMODATION

Level site of circa. 0.5 acres

TENURE

The land is available immediately on a new FRI lease, terms to be negotiated.

VAT

All prices, premiums and rents are quoted exclusive of VAT.

BUSINESS RATES

Rateable Value	£TBC
UBR for Wales 2023/24	53.5p in the £

Interested parties are asked to verify this information by contacting the local authority.

VIEWING ARRANGEMENTS

NICK FOUNDS

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ADAM HARRIS

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EPC

Not applicable.

RJ Chartered Surveyors for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

1. These particulars and all information, descriptions, dimensions, references to condition and necessary permissions for use and occupation referred to therein, are given in good faith without responsibility on the part of RJ Chartered Surveyors, the vendors or lessors and are intended as a general outline for the guidance of prospective purchasers or lessees and do not constitute or form part of any offer or contract.
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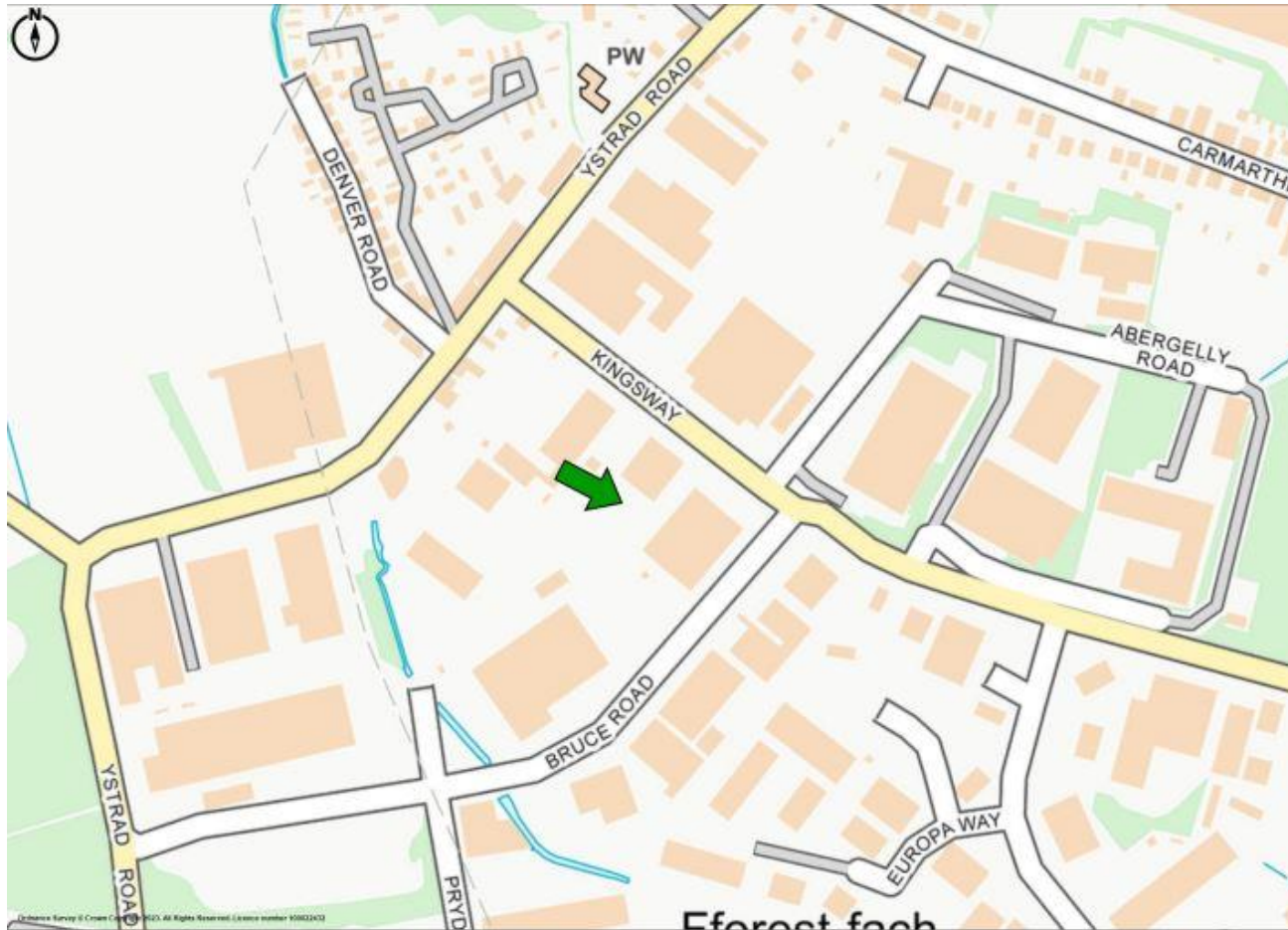


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