

**12 AXIS COURT (FIRST FLOOR),
RIVERSIDE BUSINESS PARK, MALLARD
WAY, SWANSEA, SA7 0AJ**

FIRST FLOOR OFFICE ACCOMMODATION



First Floor Open Plan Office Accommodation

**SQ.M 140 SQ.M (1,507 SQ.FT) | £15,000 PAX | SELF CONTAINED OFFICE SUITE WITH GOOD ACCESS TO THE M4 VIA JUNCTION 45 |
4 PARKING SPACES**



**GLANMOR CHARTERED
SURVEYORS**

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Cambrian House, Cambrian Place, Swansea, SA1 1RH



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FIRST FLOOR OFFICE SPACE

LOCATION

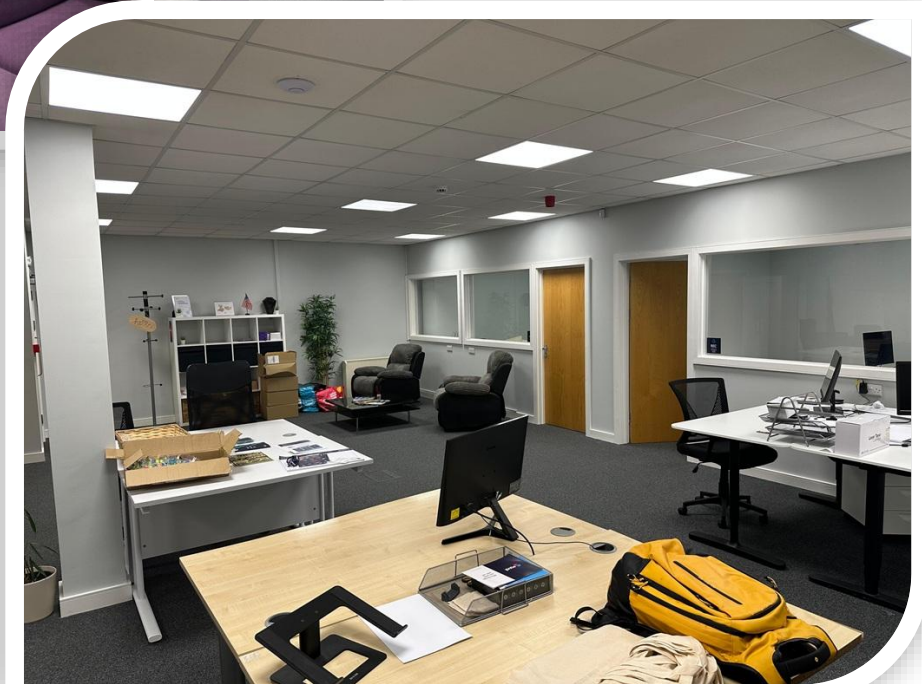
Situated less than one mile from Junction 45 of the M4 Motorway and around five miles north of Swansea city centre, the property benefits from a prime, well-established business location.

The area is popular with occupiers requiring modern accommodation and strong transport connectivity. Adjoining occupiers include DJM Solicitors, James & Uzzell, and Handelsbanken.

DESCRIPTION

This modern high specification first-floor office provides a large open plan space with two smaller offices within. There are WC facilities and a small kitchenette within. The office also benefits from:

- Raised flooring with carpet tiles
- Data and power sockets
- Suspended ceiling
- 4 allocated parking spaces.



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TENURE

The property is available on new lease terms to be negotiated.

VAT

All figures are exclusive of VAT where applicable.

BUSINESS RATES

Rateable Value £17,250 (UBR for Wales 2026/7 50.2 p in the £)
Interested parties are asked to verify rates payable by contacting
the local authority.

RENT

The first-floor office is available at a rental of £15,000 pax

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be available shortly

CONTACT

For further information and to arrange a viewing please contact
Glanmor Chartered Surveyors.

Tel: 01792 439105

Email: info@glanmorproperty.co.uk

