

**TO LET**  
OFFICE

Office Suite 5, Unit 18 Alamein Road, Morfa Industrial  
Estate, Landore, Swansea, SA1 2HY



- MODERN SELF-CONTAINED GROUND FLOOR OFFICE SUITE
- INCLUSIVE OF BILLS (EXCLUDING BUSINESS RATES)
- DESIGNATED PARKING FOR 1-2 VEHICLES
- NET INTERNAL AREA – 26.05 SQ.M (280.41 SQ. FT.)
- EASE OF ACCESS TO MAIN ROAD LINKS, INCLUDING THE A4067 DUAL CARRIAGEWAY

OFFERS IN THE REGION OF  
**£5,940 PA (£495 PCM)**

## LOCATION

The property is situated along Alamein Road within Morfa Industrial Estate.

Morfa Industrial Estate is an established industrial location within the area of Landore, which is a popular district to the north of Swansea City Centre.

The immediate vicinity provides good lines of communication via the main A4067, A483 and the A4217. The subject premises also affords ease of access to the M4 Motorway (J45), which is approximately 3 miles in a northern direction.

Popular amenities within close proximity include the 256,000 sq. ft Morfa Retail Park and the Liberty Stadium, which is the sports stadium for Swansea City.

## DESCRIPTION

The subject premises comprises a self-contained ground floor, modern office suite, situated within an established trading location along Morfa Industrial Estate.

The subject premises forms part of a single-storey multi-let office block, which can be accessed off a communal entrance foyer, providing immediate access to the self-contained office suite.

The office suite benefits from an open plan layout, which is also supported by a communal staff kitchen area and ladies/ gents w.c. facilities, which can also be accessed directly off the main entrance foyer and corridor to the front.

Parking facilities are also available for approximately 1-2 parking spaces to the front, which can be accessed directly off the main estate road.

## SPECIFICATION

The subject premises affords a good quality specification throughout, which also includes the following.

- An intercom entry system over the main entrance foyer
- Office with integrated central heating system
- Permitter trunking throughout
- Free guest Wi-Fi
- Security shutters along all external windows
- Regular cleaning of communal areas

## ACCOMMODATION

The subject premises affords the following approximate dimensions and areas:

GROUND FLOOR	26.05 sq.m	280.41 sq. ft.
Office	3.99m (max) x 9.04m (max) (L-shaped)	
Communal Kitchen	<i>accessed off the main reception area/ corridor to front.</i>	
Communal W.C. Facilities	<i>comprising separate ladies and gents w.c. facilities, accessed off the main reception area/ corridor to front.</i>	

## RATES

As stated on the VOA website the Rateable Value for the subject premises is as follows:

**Rateable Value (2023):      £1,675**

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2023/24 the multiplier will be 0.562.

Rates relief for small business with a rateable value up to £6,000 will receive 100% relief and those with a rateable value between £6,001 and £12,000 will receive relief that will be reduced on a tapered basis from 100% to zero.

**We therefore advise that the subject premises is eligible for 100% rates relief (subject to meeting the necessary criteria).**

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information. For further information visit [www.voa.gov.uk](http://www.voa.gov.uk).

## VAT

Please be advised that all figures quoted are exclusive of VAT (if applicable).

## TERMS & TENURE

The subject premises is also available on a new effective full repairing and insuring occupational lease, on an inclusive basis (with the exception of the payment of business rates – where applicable).

## VIEWING

By appointment with Sole Agents:

**Astleys Chartered Surveyors**

**Tel: 01792 479 850**

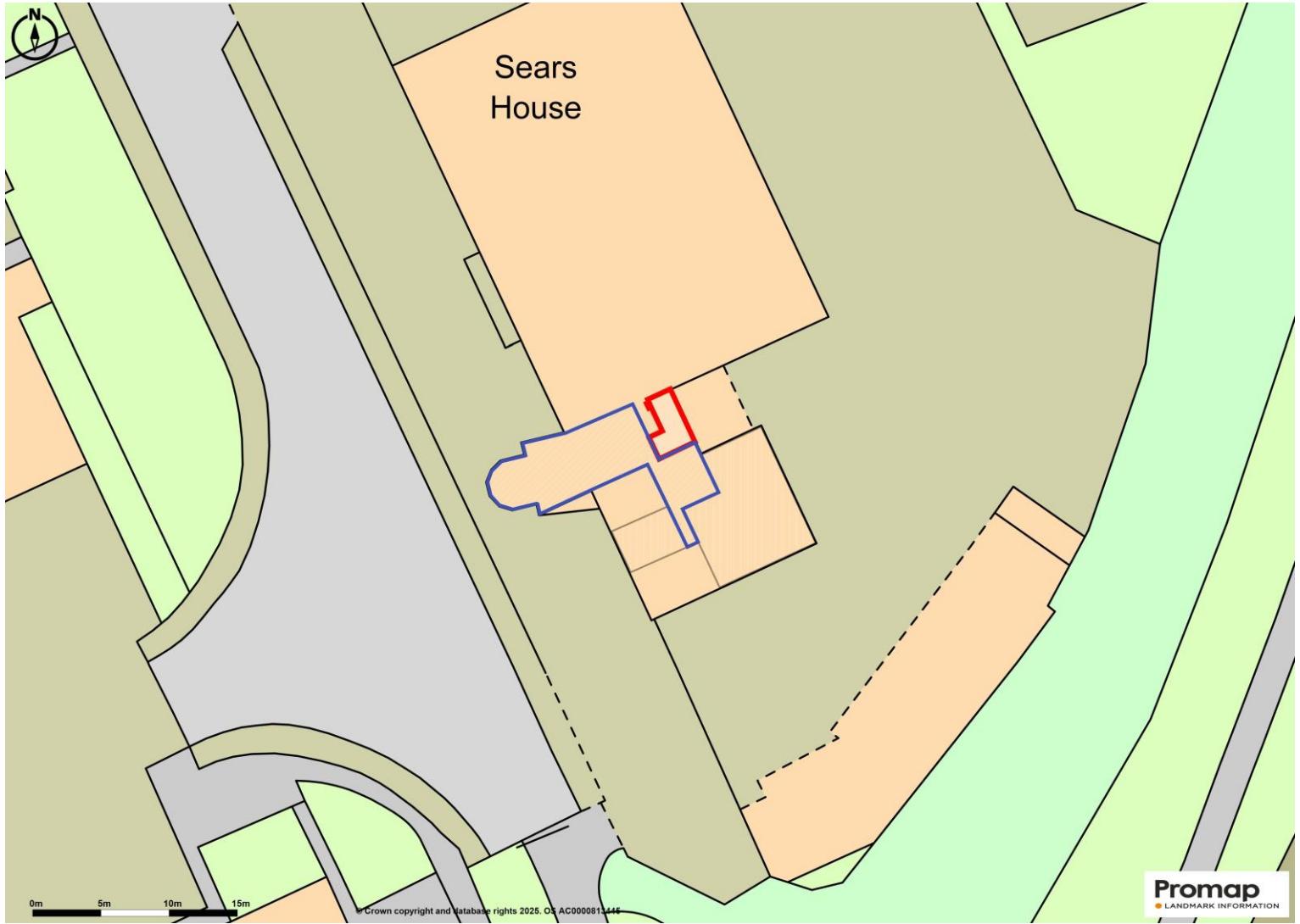
**Email: [commercial@astleys.net](mailto:commercial@astleys.net)**

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