



Unit 9, Cambrian Court, Ferryboat Close, Swansea, SA6 8PZ

Newly refurbished light industrial unit To Let

Summary

Tenure	To Let
Available Size	1,900 sq ft / 176.52 sq m
Rent	£17,000 per annum
Service Charge	£2,312.87 per annum
Rates Payable	£7,242 per annum
Rateable Value	£12,750
EPC Rating	D (89)

Key Points

- Newly refurbished light industrial unit.
- Good Parking Provision
- Close Proximity to M4 Motorway (J44-45)
- Located on the established Swansea Enterprise Park

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Rates Payable	£7,242 per annum
Rateable Value	£12,750
Service Charge	£2,312.87 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (89)

Description

The property comprises a newly refurbished end of terrace light industrial warehouse. The unit is of portal frame construction with coated profile steel cladding above external cavity brickwork to a height of 2m.

The unit offers an internal office space, WC, and kitchen facilities with 3-phase electricity. The unit further benefits from LED lighting, a minimum eaves height of 4.6 m and maximum eaves height of 5.3m, single up and over roller shutter door, measuring 4 m x 4.6 metres.

Location

The premises is located along Ferryboat Close with the established trading location of Swansea Enterprise Park.

The M4 Motorway (J44-45) is within 2 miles from the subject premises, while Swansea City Centre is 3 miles south. Additional road links include the main A48, A4067 and the A4217.

Accommodation

The accommodation comprises the following areas:

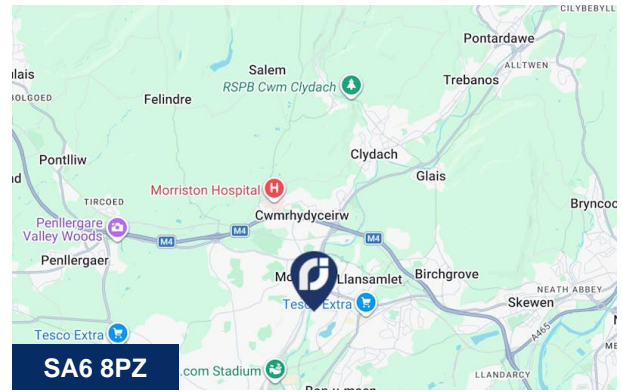
Name	sq ft	sq m	Availability
Unit - Industrial	1,900	176.52	Available
Total	1,900	176.52	

Viewings

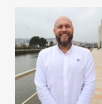
Strictly by prior appointment via the appointed agents RJ Chartered Surveyors

Terms

Unit 9 is available by way of a new full repairing and insuring Lease for a term of years to be agreed.



Viewing & Further Information



James Smale-Davies

07792504174

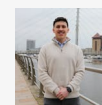
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