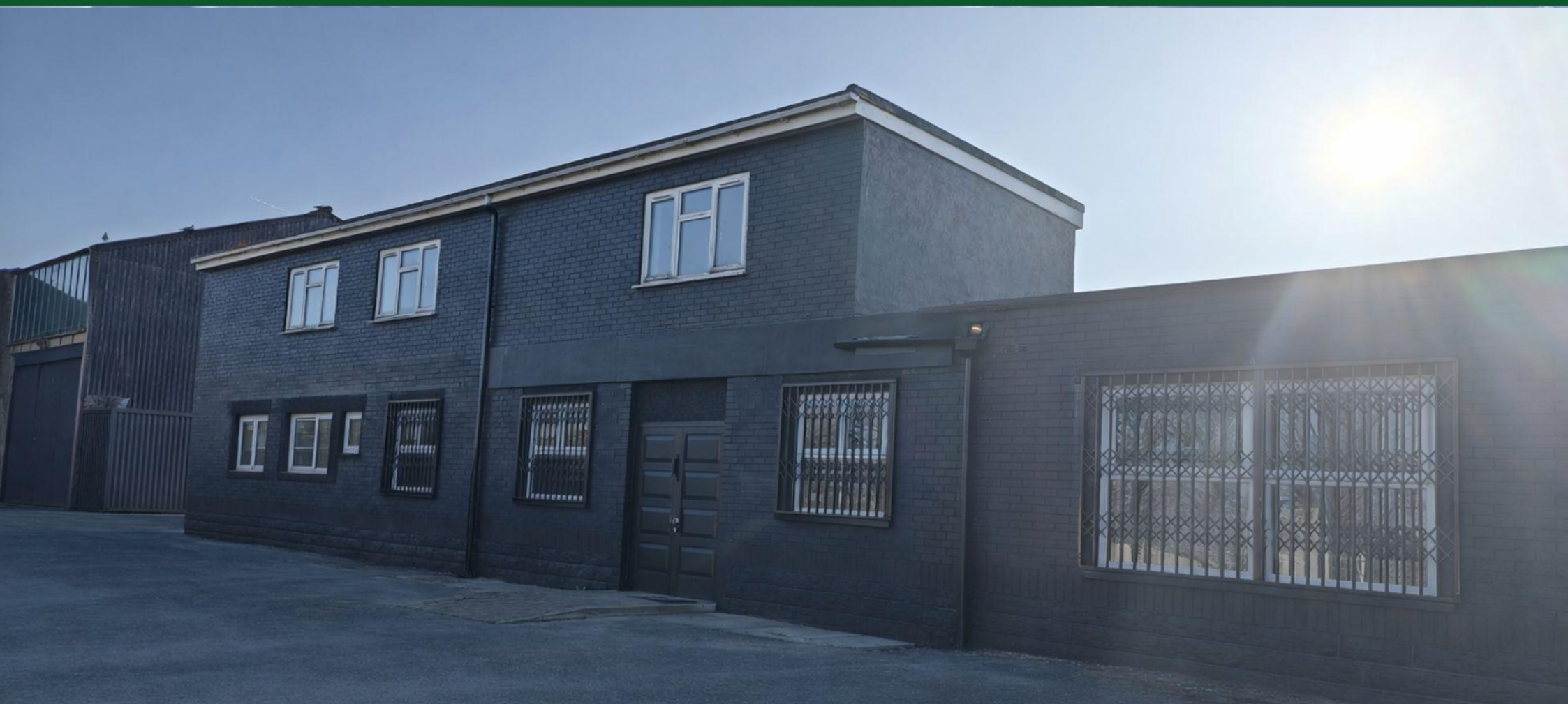


BAY2 UNIT 1E INVEST HOUSE

BRUCE ROAD | SWANSEA WEST BUSINESS PARK | SA5 4HS

**HUNT &
THORNE**
CHARTERED SURVEYORS



**INDUSTRIAL
TO LET**

- EXTENDED YARD AREA
- CLOSE TO J47 OF M4
- 505.85 SQ M (5,445 SQ FT)
- ASKING RENT £16,400 PAX

LOCATION

The property is located fronting Bruce Road, which is one of the main access roads running around Swansea West Business Park. Prominent occupiers in the immediate vicinity include Character.com, Securicor, Fedex, Ken Williams Transport, Seminar Components, Lewis Pies and Hurns Brewery.

The estate lies only 4 miles south of J47 M4 and is only 5 miles north west of Swansea City Centre.



DESCRIPTION

A detached steel frame three bay industrial property, with a front ground and first floor office and staff accommodation, however this set of details refers only to Bay 2. The property has been refurbished over the last 12 months, which has included the expansion of the yard area. Car parking exists to the front of the premises. Bay 2 has eaves height of 2.52m and tailboard loading.

ACCOMMODATION

- Bay 2: 505.87 sq m (5,445 sq ft)

RATEABLE VALUE

A new rateable value will be set by the Valuation Office.

UBR for Wales 2026/27 is 0.502p in the £

Interested parties are asked to verify the information by directly contacting the Local Rating Authority.

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

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

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.

LEASE TERMS

The premises is available on new lease terms.

SERVICE CHARGE

A service charge will be payable if the property is split into individual units.

BUILDING INSURANCE PREMIUM

Landlord to continue to insure and recover the premium cost from the tenant.

ASKING RENT

£16,400 pax

EPC

0390-0436-0069-5499-3092

Energy rating D

VAT

All prices are quoted exclusive of VAT. VAT will be payable on all payments.

LEGAL COSTS

Each party to pay their own legal costs on this transaction.

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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07387 188482

MATTHEW SIMS

matthew@huntandthorne.com

07825 372503

May 2026

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CHARTERED SURVEYORS

01792 776600

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