

SEARS BUSINESS PARK

UNIT 18 ALAMEIN ROAD
MORFA INDUSTRIAL ESTATE,
LANDORE, SWANSEA, SA1 2HY



BRAND NEW
**MODERN INDUSTRIAL/
TRADE COUNTER UNITS**



829.47 SQ. FT - 1,456.47 SQ. FT
(77.06 SQ.M - 135.31 SQ.M)



ON SITE PARKING
EXCELLENT ACCESS

TO LET

MODERN SPACE.
PRIME LOCATION.





M4 MOTOWAY
(3.6 MILES)

ENTERPRISE PARK

MORFA RETAIL PARK

SWANSEA (2.9 MILES)

SEARS BUSINESS PARK

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PRIME INDUSTRIAL LOCATION

EXCELLENT CONNECTIVITY
ACROSS SOUTH WALES



MODERN INDUSTRIAL & TRADE COUNTER UNITS



ON-SITE PARKING EXCELLENT ACCESS

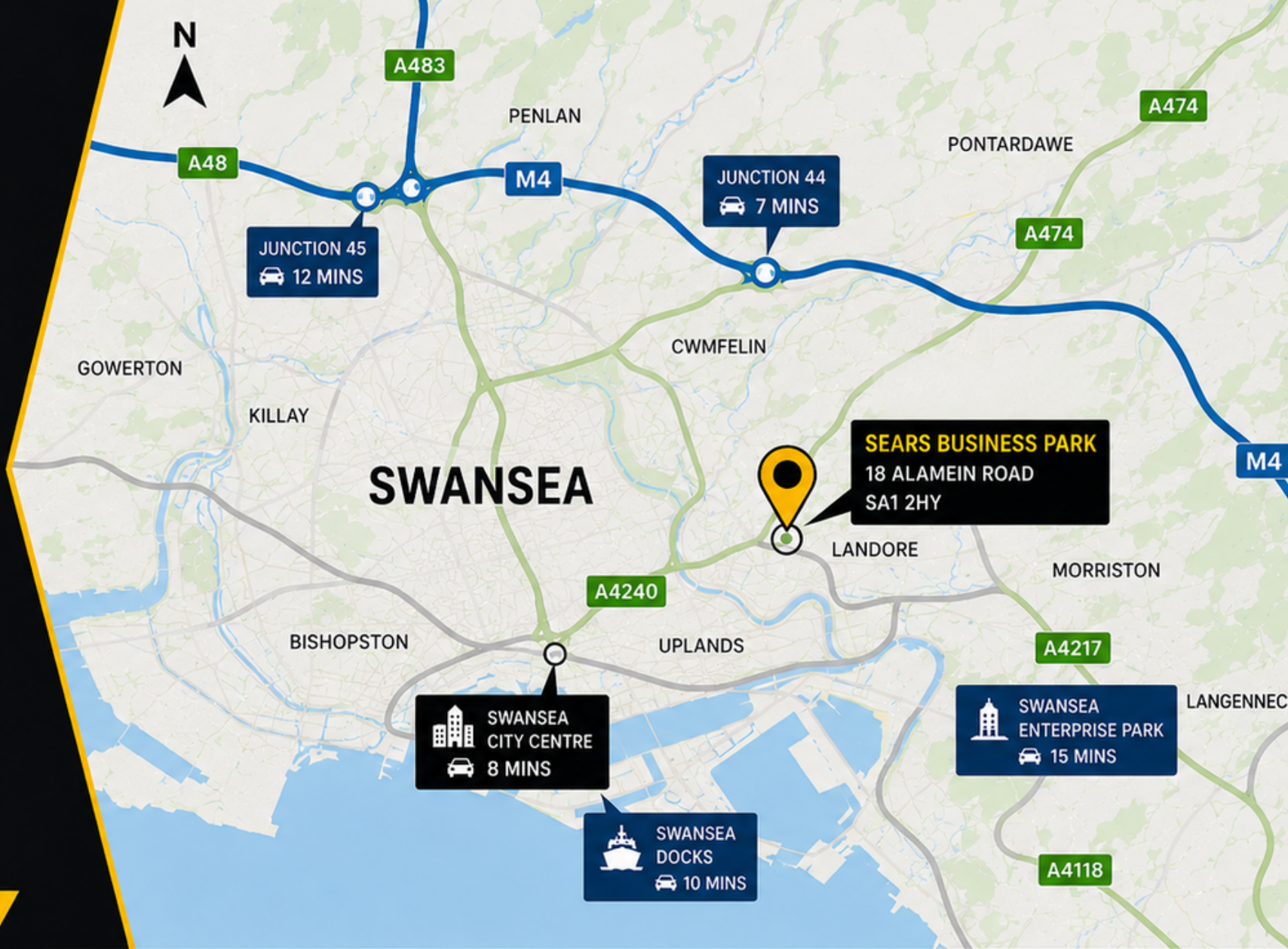
TO LET

MODERN SPACE.
PRIME LOCATION.



SA1 2HY

STRATEGIC LOCATION. EXCEPTIONAL ACCESS.



SWANSEA
CITY CENTRE



8 MINS



M4 JUNCTION 45
(WESTBOUND)



12 MINS



M4 JUNCTION 44
(EASTBOUND)



7 MINS



CARDIFF



50 MINS



SWANSEA
DOCKS



10 MINS



SWANSEA
ENTERPRISE PARK



15 MINS



BRISTOL



1 HR
20 MINS

* Travel times are approximate (off-peak) and subject to traffic conditions.

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SECURE COMPOUND
WITH CCTV



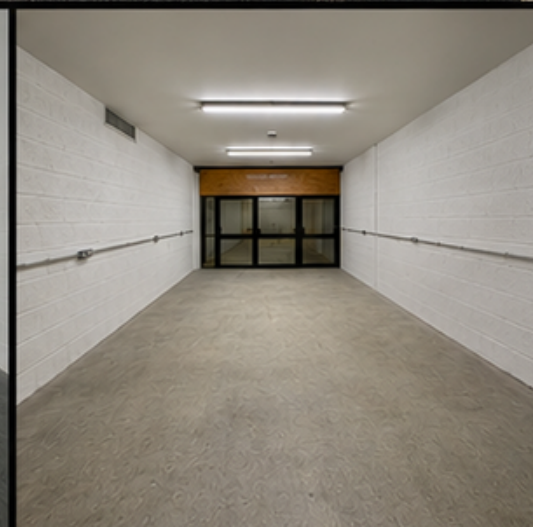
SURFACED PARKING
FACILITIES



GLAZED FRONTAGES
WITH SECURITY
SHUTTERS

TO LET

MODERN SPACE.
PRIME LOCATION.



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DESCRIPTION

Sears Business Park comprises a high-quality development of 10 modern self-contained industrial/trade counter units, prominently situated within the established Morfa Industrial Estate, one of Swansea's principal commercial and industrial locations.

The development benefits from excellent connectivity, providing convenient access to Swansea City Centre, the A483 Fabian Way, Junctions 44 and 45 of the M4 Motorway, Swansea Docks and the wider South Wales region.

The units have been designed to accommodate a wide range of industrial, trade counter, warehouse and other viable commercial uses (subject to any necessary planning consent), together with generous on-site parking, secure gated access and CCTV throughout the estate.



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.



SPECIFICATION

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

- ✓ Secured gated compound supported by CCTV
- ✓ Designated visitor parking for 15 vehicles
- ✓ Glazed frontages with roller shutter security doors.



RATES

The units are currently awaiting separate assessment by the Valuation Office Agency (VOA). Accordingly, the rateable values and the associated business rates liability are yet to be verified.

Prospective occupiers are advised to make their own enquiries with the Local Authority or the Valuation Office Agency to establish the rates payable and to confirm whether any business rates relief may be available.

For further information visit www.voa.gov.uk.



TERMS & TENURE

The individual units are available by way of a new effective Full Repairing and Insuring (FRI) lease for a term to be agreed. The Lease will be granted on an exclusive basis, with the Tenant responsible for the repair and maintenance of the demised premises.

A service charge will also be payable in respect of the maintenance, repair and management of the common areas and estate facilities.

Further details, including the anticipated service charge budget, are available upon request.



VAT

All figures quoted are exclusive of VAT. Our client reserves the right to levy VAT on this transaction (where applicable).

SEARS BUSINESS PARK

AVAILABILITY SCHEDULE



UNIT	DESCRIPTION	FLOOR AREA (APPROX.)	EAVES HEIGHT (APPROX.)	ADDITIONAL INFORMATION	QUOTING RENT (PA) EXCLUSIVE
Unit A	Trade Counter / Industrial	132.96 sq.m (1,431.18 sq. ft.)	2.79m (9'2")	Communal W.C. Facilities: accessible from Units A, B and C.	£15,000
Unit B	Trade Counter / Industrial	100.14 sq.m (1,077.91 sq. ft.)	2.79m (9'2")		£15,000
Unit C	Trade Counter / Industrial	135.37 sq.m (1,457.12 sq. ft.)	2.77m (9'1")		£15,000
Unit D	Workshop / Trade Counter with Mezzanine	105.45 sq.m (1,135.14 sq. ft.)	Max: 4.77m (15'8")	Workshop / Trade Counter: 81.61 sq.m (878.45 sq. ft.) Mezzanine: 23.84 sq.m (256.61 sq. ft.)	£15,000
Unit E	Trade Counter / Industrial	91.68 sq.m (986.84 sq. ft.)	Min: 6.43m (21'1")		£18,000
Unit F	Trade Counter / Industrial	77.06 sq.m (829.47 sq. ft.)	Min: 6.43m (21'1")		£18,000
Unit G	Trade Counter / Industrial	90.06 sq.m (969.40 sq. ft.)	Min: 6.43m (21'1")		£18,000
Unit H	Trade Counter / Industrial	89.95 sq.m (968.22 sq. ft.)	Min: 6.43m (21'1")		£15,000
Unit I	Trade Counter / Industrial	77.06 sq.m (829.47 sq. ft.)	Min: 6.43m (21'1")		£15,000
Unit J	Trade Counter / Industrial	91.53 sq.m (985.22 sq. ft.)	Min: 6.43m (21'1")		£15,000

All areas are approximate and measured on a Gross Internal basis. All rents are exclusive of VAT.
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