



Light Industrial / Office Unit, Gorseinon Road, Penllergaer, Swansea, SA4 9GE

Prominent two-storey light industrial / office unit offering flexible workspace, ideal for a range of business uses.

Summary

Tenure	To Let / For Sale
Available Size	3,142 sq ft / 291.90 sq m
Rent	£17,500 per annum
Price	Offers in the region of £250,000
Service Charge	N/A
Rates Payable	£7,222.50 per annum
Rateable Value	£13,500

Key Points

- Dedicated car parking
- Newly installed double glazed windows throughout
- Prominent location with main road frontage
- Suspended ceilings

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Service Charge	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (107)

Description

The premises comprise a two-storey light industrial / office unit. The ground floor is made up of an open-plan workshop/light industrial area with roller shutter door access and kitchen and WC facilities. The first-floor level provides a mix of private office suites and an open-plan office area. Additional amenities include WC facilities and a shower room. Externally, there is dedicated on-site parking at the front of the premises for staff and visitors.

Location

The property is situated on Gorseinon Road, Swansea. Located approximately 5 miles to the Northwest of Swansea City Centre and is easily accessible via J47 of the M4. Nearby occupiers include Lidl, Homestore Interiors, Sinclair Skoda and Seat.

Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m	Availability
Ground	1,568	145.67	Available
1st	1,574	146.23	Available

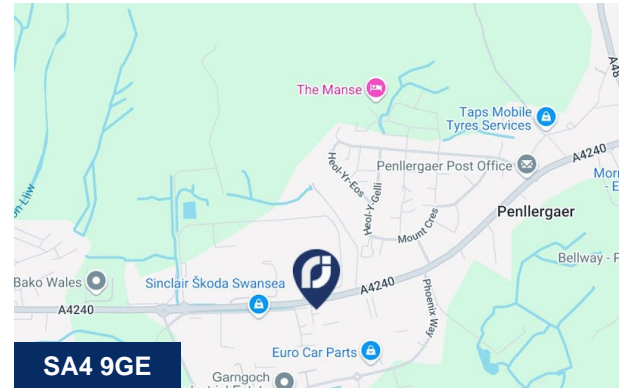
Viewings

Strictly by prior appointment with the sole agents RJ Chartered Surveyors

Terms

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Our clients freehold interest is also available, at an asking price of £250,000.



Viewing & Further Information



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