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Ffynnon Menter, Phoenix Way,  
Swansea SA7 9HZ

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**TO LET**

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High Specification Quality Offices to Let

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2,500 - 35,138 Sq Ft  
(232 - 3,264 Sq M)

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## DESCRIPTION

The property is a self contained three storey office building situated at the heart of Swansea Enterprise Park with excellent car parking.

The property has recently undergone a comprehensive refurbishment to offer occupiers high specification office accommodation. The floor plates can be sub divided and we can offer suites from from a little as 2,500 sq.ft upwards.

The building benefits from an existing quality fit out which includes a number of meeting rooms, boardrooms, break out areas, bespoke kitchen and reception area.

- ✓ Recently fully refurbished
- ✓ Ceiling mounted VRF system
- ✓ Suspended ceiling with LED lighting
- ✓ Full data cabling and comms provision
- ✓ Quality boardroom and meetings rooms
- ✓ Refurbished Males, female & disabled WC's
- ✓ 158 secure parking spaces
- ✓ EPC Rating C 67



## ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground floor	15,554	1,445
First floor	16,011	1,487
Second floor	2,446	227
Annex	1,127	105
<b>Total</b>	<b>35,138</b>	<b>3,264</b>

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

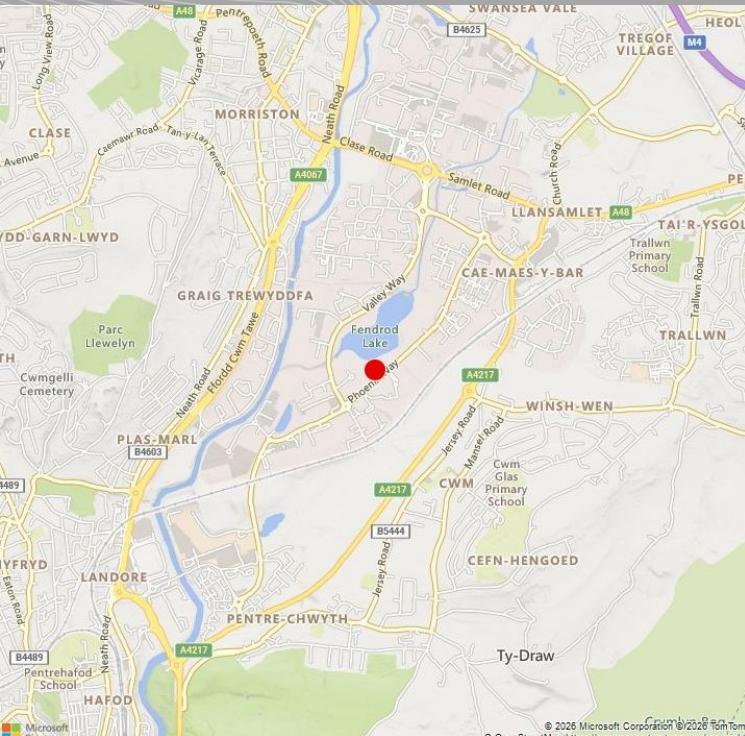
## BUSINESS RATES

For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

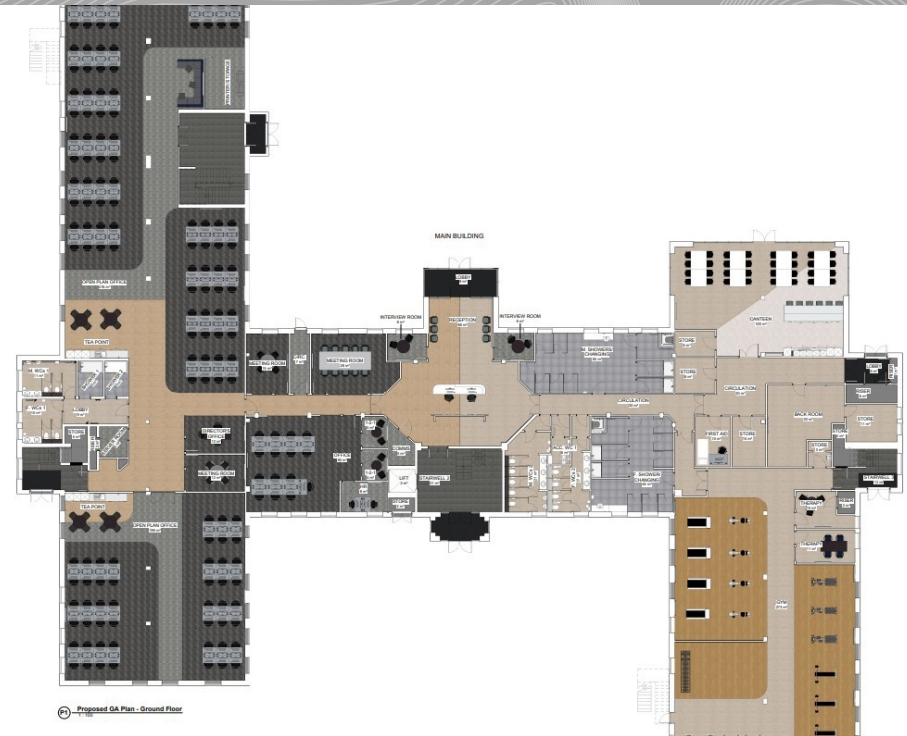
A New Full Repairing and Insuring Lease for a Term to be agreed. The lease will be direct with the Landlord.





## LOCATION

The property is situated at the heart of Swansea Enterprise Park in an attractive lakeside setting. It is a well-established commercial destination, for both public and private sector. Swansea train station is located 2.5 miles away and provides regular service to Cardiff and Paddington. Convenient access is offered to J44 and J45 of the M4 motorway, less than 5 minutes drive.



## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert  
Smith  
Hampton**

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