

# SUITE 1, CELTIC TRADE PARK

BRUCE ROAD | SWANSEA | SA5 4HS



# OFFICE TO LET

- FLEXIBLE ACCOMMODATION TO SUIT A RANGE OF OCCUPIERS
- CELLULAR OFFICE ACCOMMODATION
- LARGE RECEPTION
- LARGE ON-SITE CAR PARKING
- FLEXIBLE LEASE TERMS AVAILABLE
- 25.06 SQ M (270 SQ FT)
- £270 PER MONTH

## LOCATION

Celtic Trade Park is situated in a prominent position on Bruce Road, within the Swansea West Business Park. The park benefits from excellent transport links to Swansea City Centre and J47 of the M4, which lies 2 miles to the North West.

Prominent occupiers in the immediate vicinity include Character, Hurns Brewery, Ken Williams Motors, Swansea Gymnastics, Wheelies Direct and Dyer & Butler.



## DESCRIPTION

Celtic Trade Park comprises of a terrace of industrial units incorporating a detached two storey office development to the front. The site has the benefit of an extremely large car parking area, either side of the office building.

An upper floor office suite which is at the same level as Bruce Road, so has a lot of prominence. The office suite has a good quality reception area and cellular office accommodation, with some larger lecture rooms.

## ACCOMMODATION

	Sq M	Sq Ft
Suite 1	25.06	270
<b>Total</b>	<b>25.06</b>	<b>270</b>

## TERMS

Available on new flexible tenancy agreement.

## RENT

£270 per month.

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 9EQ

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.

### **RATEABLE VALUE**

TBC

For business rating information visit the Valuation Office Agency at

[www.voa.gov.uk](http://www.voa.gov.uk)

### **SERVICE CHARGE & BUILDING INSURANCE**

The tenant to reimburse the landlord the joint shared cost of maintaining the external common areas of the site and the proportional cost of insuring the development.

### **EPC**

D-80

CRN: 0050-5974-0312-5412-1000

### **VAT**

All prices, premiums and rents are quoted exclusive of VAT.

### **LEGAL COSTS**

Each Party responsible for their own costs

### **FURTHER INFORMATION**

For further information or to arrange a viewing, please contact sole letting agents Hunt & Thorne Chartered Surveyors.

### **MATTHEW SIMS**

matthew@huntandthorne.com

07825 372503

### **JASON THORNE**

jason@huntandthorne.com

07387 188482

August 2025

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 9EQ

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.



COMMUNAL AREA

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 9EQ

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.



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 9EQ

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.