

BP2Property
Consultants

First Floor Suite, Axis 13, Swansea, SA7 0AJ

New Instruction

Summary

A modern first-floor office suite providing 1,520 sq ft situated in a modern business park in close proximity to the M4 Motorway.

Property Type	Offices
Tenure	To Let
Status	Available
Price	£15,000 per annum
Size	1,520 sq ft

- Strategic Location Close to M4
- Professional Business Park Environment
- Self Contained First Floor Space
- Located on the most modern office development in Swansea Enterprise Park.
- Adjacent occupiers include DJM, Handelsbanken, Hurley & Davies, HSBC, Solo and the NFU.

Location

The Axis Court development is located to the North of the Swansea Enterprise Park adjacent to the A4067 dual carriageway, linking directly to the M4 via junction 44 and 45. Local road connections provide easy access to the city centre and railway station. Axis Court has attracted a number of occupiers including Handelsbanken, DJM Solicitors, NFU Mutual and HSBC among others.

Description

A modern purpose built mid terrace two storey office building providing a suite 1,520 sq ft to the first floor. The property offers modern office accommodation with six parking spaces. The site is in close proximity to amenities in the Enterprise Park and excellent access to the M4 and city centre.

Specification

The property benefits from the following features.

- A mix of small offices and open plan space
- Suspended ceilings with recessed lighting
- Double glazed windows
- Electrical storage heating
- WC and kitchen facilities
- 6 car parking spaces
- High quality existing fit-out in situ.

Accommodation

The available accommodation has been measured on a NIA basis in accordance with IPMS 3;

Unit	sq ft	sq m
First Floor	1,520	141
Total	1,520	141

Tenure

The accommodation is available by way of a new effective full repairing and insuring lease via a service charge.

Terms

Quoting Rent - £15,000 per annum

An incentive package can be provided to occupiers depending on lease term and covenant strength.



Service Charge

An estates service charge is in operation to cover the maintenance of the external areas of Axis Court.

Any building related charges will be agreed prior and shared equally between the occupiers.

Planning

The unit currently benefits from B1 planning consent for Office use. We would encourage interested parties to make their own enquiries with the local planning authority in this regard.

Business Rates

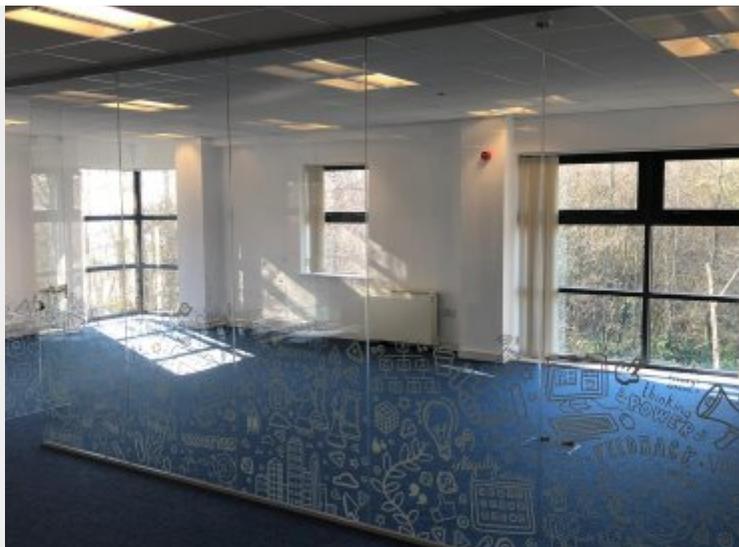
We are awaiting the rateable value of the first floor to be re-assessed. The valuation Office assessment is available as a download via the BP2 Website.

EPC

The property has been graded as 76 (D). The EPC document is available for download via the BP2 website.

VAT & Legal Costs

All prices, premiums and rents are quoted exclusive of VAT. Each party is responsible for their own legal costs incurred in any transaction.



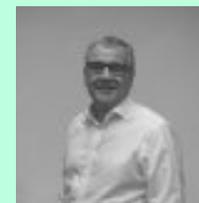
Enquire now



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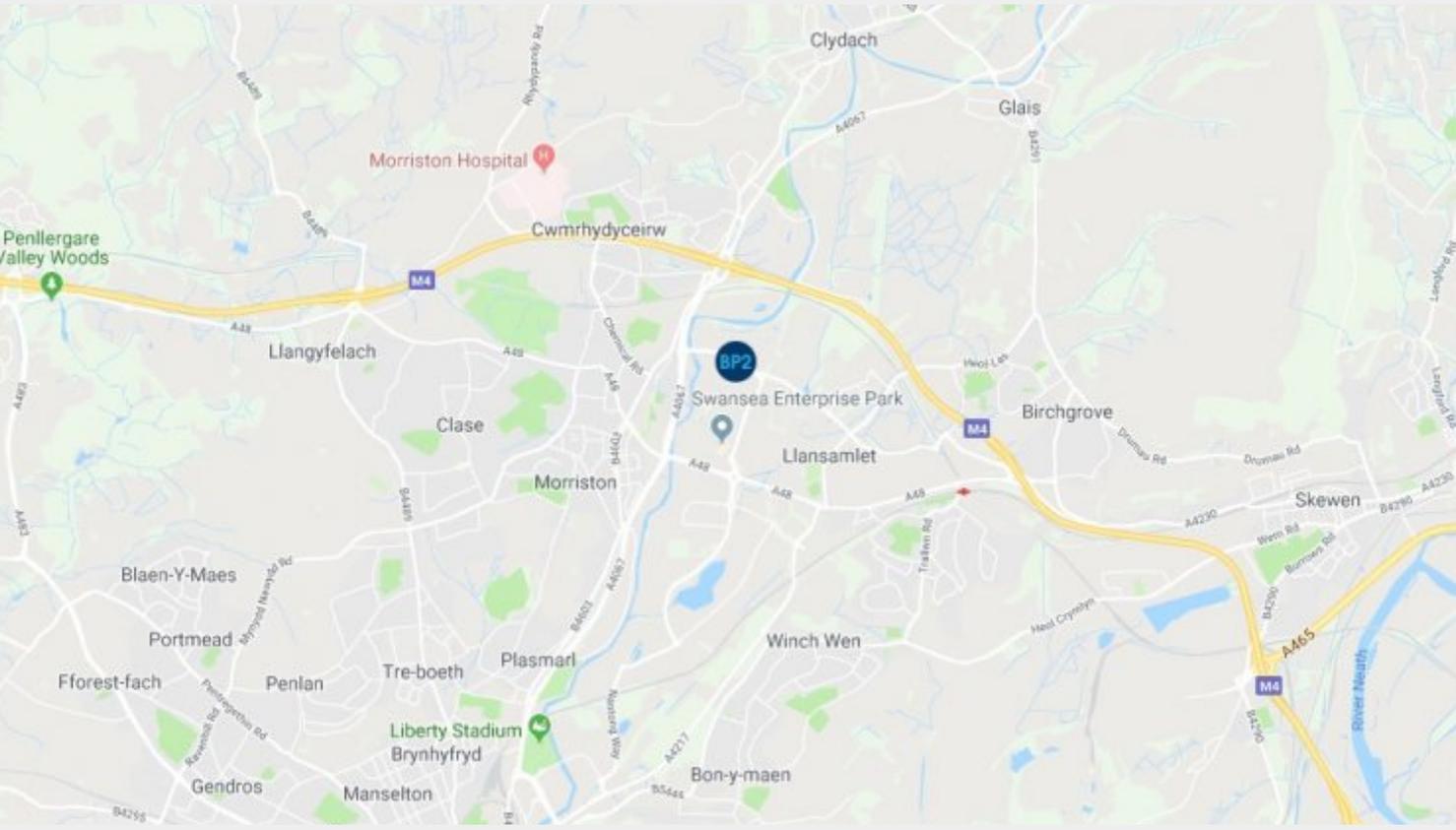
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Viewing and Further Information

For further information, or if you would like to arrange a viewing, please contact us.



Enquire now



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