

**BP2**Land & Property  
Consultants

# Castle Square, Swansea, SA1 1JF



## Summary

Prominent landmark office building located within Castle Square Swansea.

Property Type	Offices
Tenure	To Let
Status	Available
Price	£10.00 per sq ft
Size	757 - 8,388 sq ft

- Ground Floor Let to Turtle Bay Restaurant
- Excellent National Rail Access
- Fully Refurbished Modern Office Space
- Strategic City Centre Location



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## Location

The Castle Square development offers good access to Fabian Way dual carriageway which links directly to the M4 via Junction 42.

The site is in close proximity to Swansea Central Station which offers a direct service to London Paddington. The Development benefits from a prominent city centre location with a range of retail amenities and restaurants including Pizza Express, Five Guys and Las Iguanas.

## Description

The Castle Square Development is a modern refurbished office space offering a unique opportunity to lease city centre office space.

## Specification

The Castle Square Development benefits from the following specification;

- Fully let ground floor - Turtle Bay Restaurant
- Open plan office space
- Communal W/C, kitchen facilities and passenger lift
- Raised access flooring
- Suspended or exposed plant ceiling option
- Tenant input into fit-out specification

## Accommodation

The building comprises of a ground floor retail space which is pre-let to Turtle Bay Restaurants. The first, second and third floors offer accommodation up to 8388 sq ft.

Floor	Sq ft	Sq m
Ground Floor	Let - Turtle Bay	Let - Turtle Bay
First Floor	3,186	296
Second Floor	2,942	273
Third Floor	2,260	210
<b>Total</b>	<b>8,388</b>	<b>779</b>

## Tenure

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

## Terms

Leasehold - £10.00 per sq ft



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## Service Charge

TBC.

## 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

To be Assessed

## EPC

Available on Enquiry

## 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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## BP2 Property Consultants

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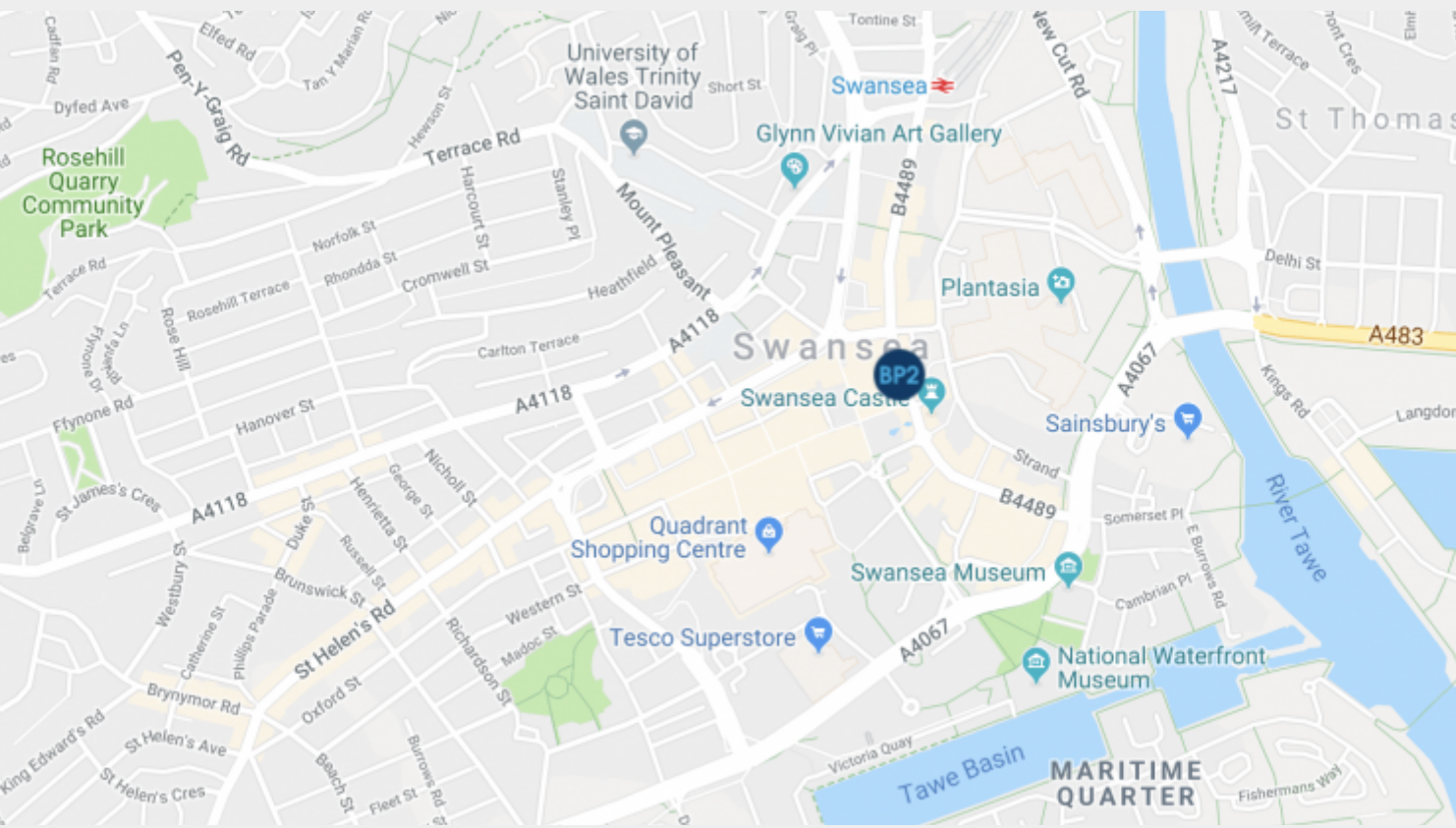
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221 High Street,  
Swansea SA1 1NW

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## Viewing and Further Information

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



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