

BP2Land & Property
Consultants

The Warehouse, Swansea, SA1 1NW

Final Floor Remaining

Summary

Brand New Character Office Space, located in the new Urban Village development on Swansea High Street.

Property Type	Offices
Tenure	To Let
Status	Available
Price	£10.50 per sq ft
Size	3,357 sq ft

- 1 Floor Remaining
- Part of the £30 Million Urban Village Development
- Contemporary Fit-Out
- Excellent Rail Access



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Location

The Urban Village development is located on Swansea High Street and benefits from a short walk from Swansea city centre, in close proximity to the Swansea train station. The Warehouse is situated in a prominent location close to Parc Tawe retail park.

The Development has attracted high quality operators including Coastal Housing, The Tech Hub, Veeqo, Asbri Planning, The Hyst, Evening Post, Wolfestone and CDSM.

Description

A modern City Centre building providing a contemporary space with excellent visibility from The Strand. The building is part of the 'Creative Cluster' which specifically aims to attract technology-related businesses with high growth potential.

The space can be subdivided to offer premises from c.1,000 sq ft upwards, suitable for a range of occupiers, and currently fitted out to a shell specification.

Specification

New city centre office suites providing high quality accommodation benefiting from multi-storey car park and the following specification:

- Exposed Ceilings and LED Lighting
- Security Fob Entry System
- Passenger Lift
- Kitchen and Staff Facilities
- Raised Flooring
- Multi-Storey Car Parking
- Adjacent to The Tech Hub Cafe

Accommodation

The available accommodation is offered as follows:

Floor	Sq ft	Sq m
Ground Floor	LET	LET
First Floor	3,357	311
Second Floor	LET	LET
Total	3,357	311

Tenure

The space is available to let on a new effective full repairing and insuring lease for a term of years to be agreed.

Terms

A detailed proposal, including an incentive package can be made to individual parties once they have expressed formal interest.

Quoting Rent - £10.50 per sq ft per annum exclusive.





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Service Charge

There is a building and estate service charge in place covering maintenance of communal areas.

Further details can be provided upon application.

Planning

The building 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



David Blyth MRICS

07966 752301

david@bp2property.com



Roger Poolman FRICS

07775 037782

roger@bp2property.com

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01792 461 600

www.bp2property.com

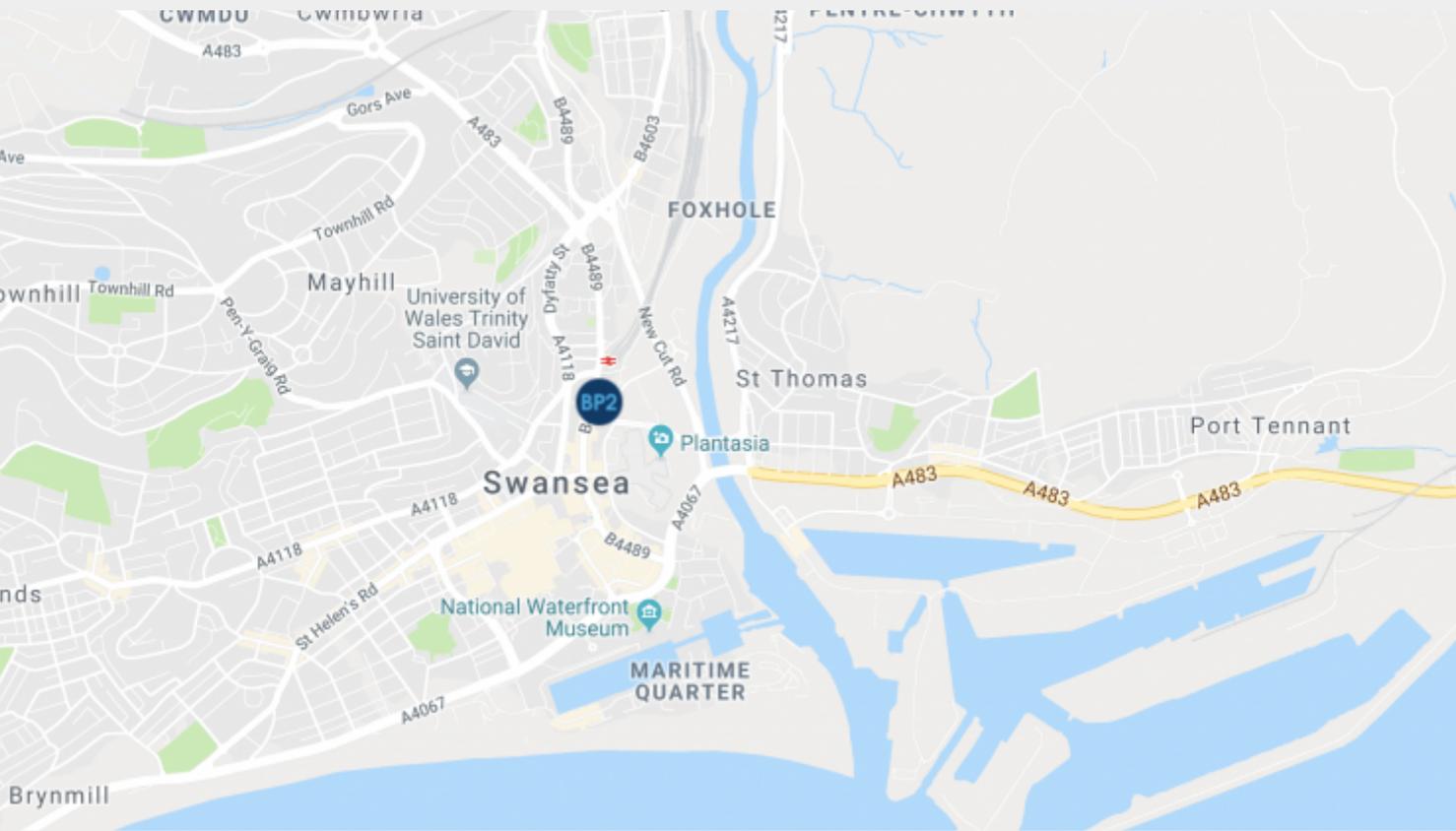
Urban Village,
221 High Street,
Swansea SA1 1NW

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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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