

Office

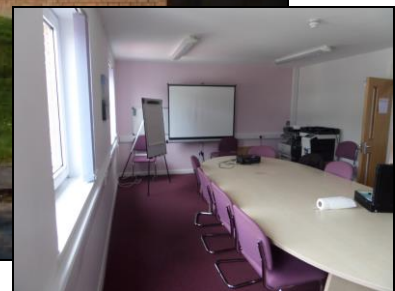


TO LET

CONFIDENTIALLY AVAILABLE!

**Beaufort House, Beaufort Road, Plasmarl,
SWANSEA, SA6 8JG**

First Floor Of Modern 2 Storey Office Building

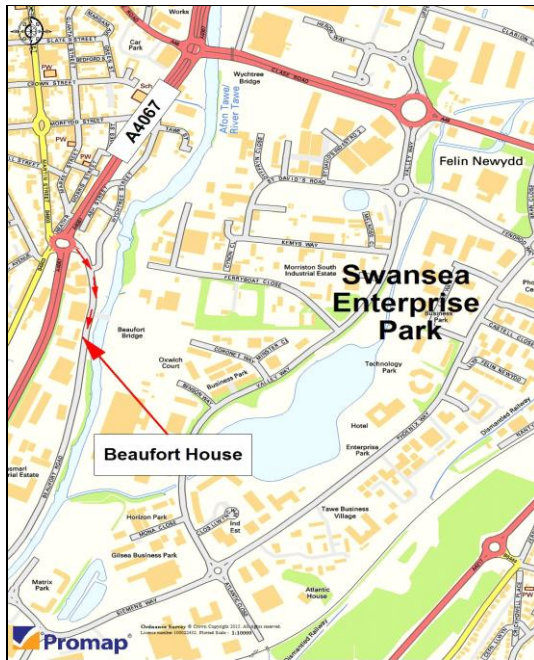


- Accommodation Of 293 sq.m. (3,159 sq.ft.)
- Dedicated Car Parking Spaces Available
- Situated Within Popular Business Location
- Close proximity to A4067 To City Centre

Location (SA6 8JG)

The property is located on Beaufort Road which is off the main A4067 in the Plasmarl area north of the city. The A4067 links the city centre with junction 45 of the M4. The property is about 2 km south of the M4 and about 2 km north of the city centre.

Beaufort Road runs parallel with the A4067 and the Tawe River in a north south direction. There are a variety of mixed commercial uses in the area including office users, vehicle sales, tool hire, vehicle workshop, and trade counter premises.



Description

The first floor of a modern detached 2 storey office building which benefits from the following:

- Brick external elevations;
- Secure door access and alarm system;
- Shared reception;
- Varying sized offices throughout;
- Air conditioning/comfort cool system;
- Kitchen & WC facilities;

Accommodation (NIA)

Ground Floor Offices **293 sq.m. (3,159 sq.ft.)**

Mains Services

Mains electricity, gas, drainage and water are connected to the premises.

Service Charge

An apportioned service charge will payable by the tenant to contribute towards maintenance and upkeep of the common parts.

SUBJECT TO CONTRACT - APRIL 2018

Energy Performance Certificate (EPC)

The property has been assessed and has an EPC rating of 64 which is within Band C.

Business Assistance

For further information please contact the Business Development Department at City & County Of Swansea Council on **01792 637 223** or invest@swansea.gov.uk

Alternately please also contact the Welsh Assembly Government (Flexible Support for Business) on **03000 60 3000**.

Tenure & Quoting Rent

The property is available on a new lease for a term to be agreed at a quoting a rent of **£28,500 pax**.

VAT

All figures quoted are exclusive of VAT.



Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

Viewing

For further information or to arrange an inspection please contact the sole letting agents:



Michael Bruce MRICS
Mobile 07920 144 603

michael@dlpsurveyors.co.uk

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