



1 Crucible Park

Swansea SA7 0AB

For Sale /
To Let

29,316 sq ft | 2,726 sq m

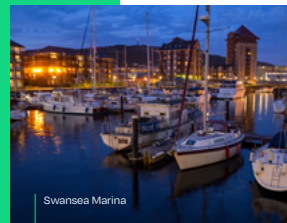
Crucible Park

Crucible Park is situated within the highly successful Swansea Vale area which is one of the most significant development and investment opportunities in the Region



Crucible Park 1 is a high quality air conditioned office building set within the premier business park district of Swansea Vale. This area has emerged as an outstanding office location where formal landscaping and water features add to the overall quality of the development.

Crucible Park is strategically located less than 5 minutes drive from Junction 45 and under 2 miles from Junction 44 of the M4.



544,092

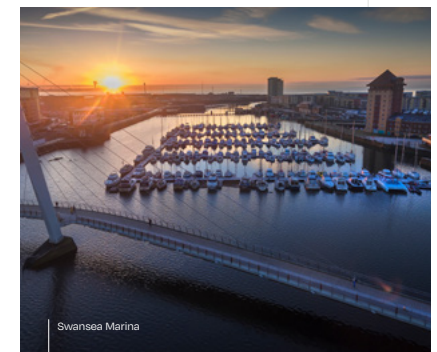
People Within a
30-minute drive
time

1,739,982

People Within a
60-minute drive time
People

Swansea

Swansea is the administrative and commercial centre for the West Wales region. The city boasts first class amenities adjacent to an area of unspoilt countryside with a catchment area extending to the whole of South West Wales.



Location

Conveniently located and with excellent communications, Crucible Park is highly accessible to the city's population of 238,500 (2021 Census).

There are approximately 103,000 people employed in Swansea, mainly within the service sector which employs over 85% of all personnel. There are an estimated 1.5 million people living within 1 hours drive, providing availability to a large skilled and adaptable workforce as well as a thriving regional market.

Swansea benefits from a first class university with a population of over 10,000 students.



Transport Links

Crucible Park is located approximately 40 miles west of Cardiff, 10 miles east of Llanelli and adjacent to Junctions 44 and 45 of the M4 motorway.

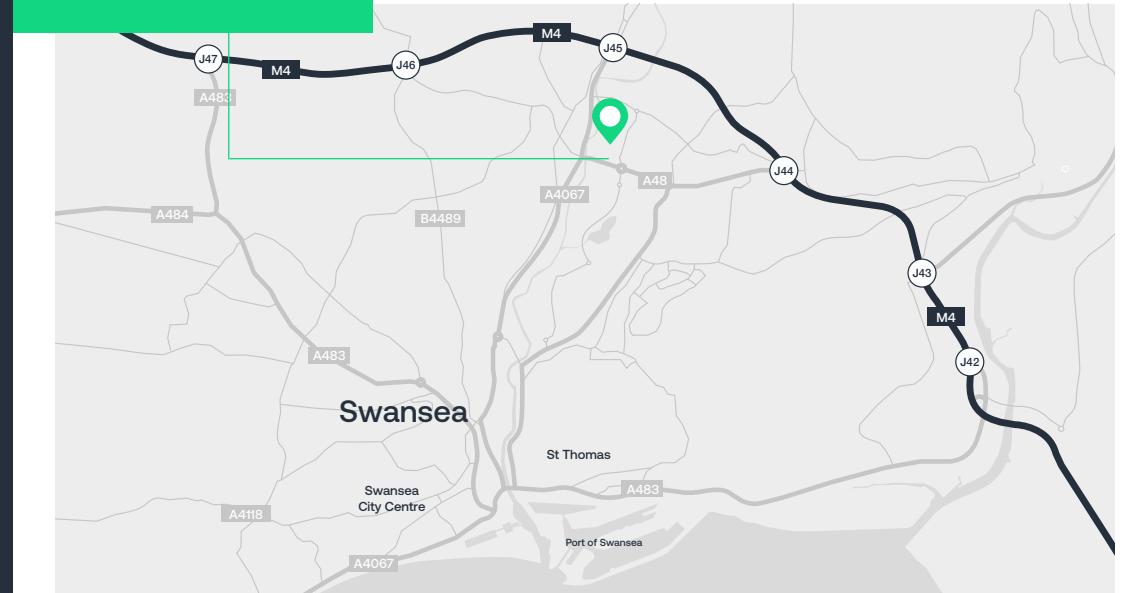
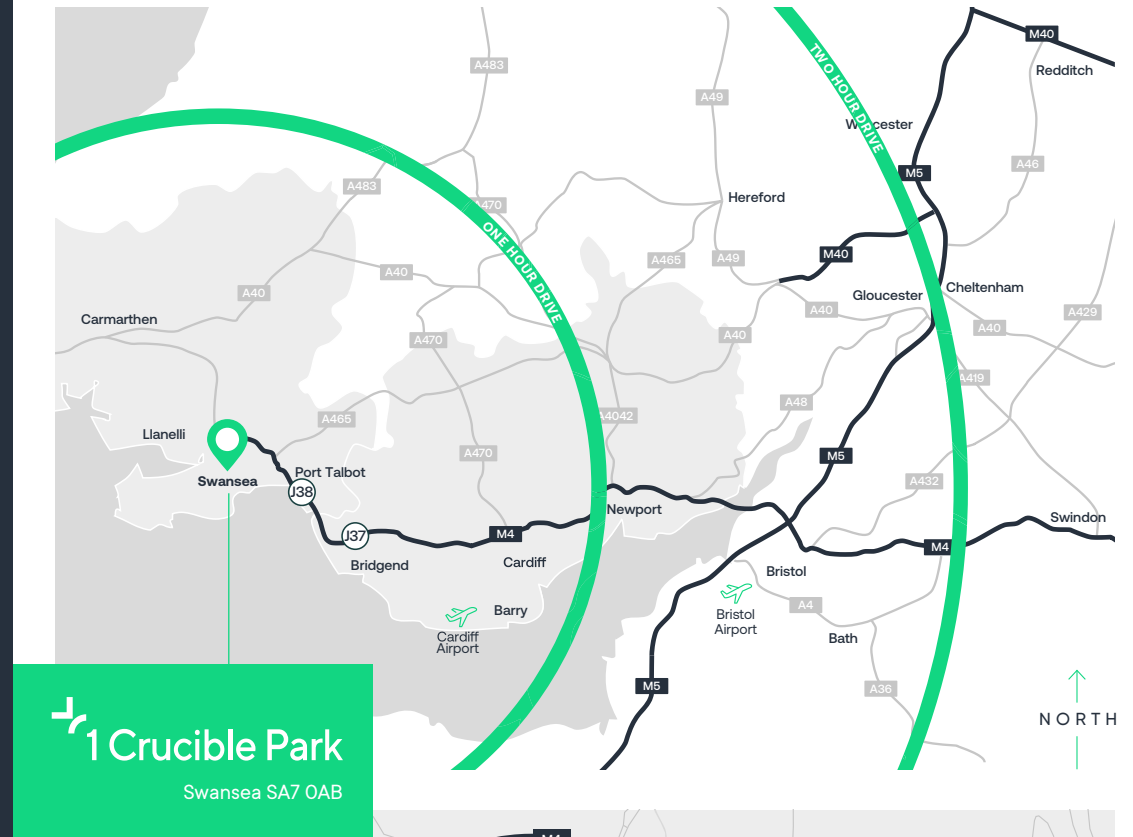
The area has direct links with Cardiff, London, the Midlands and the South East. Direct passenger rail services run to London Paddington every hour from Swansea Central Station with a journey time of just under 3 hours.

Distance by road

Cardiff	43 miles
Bristol	81 miles
Birmingham	152 miles
London	187 miles

Train times from swansea

Cardiff	53 mins
Bristol	113 mins
Birmingham	180 mins
London	168 mins



Accommodation

Crucible Park provides the following accommodation:

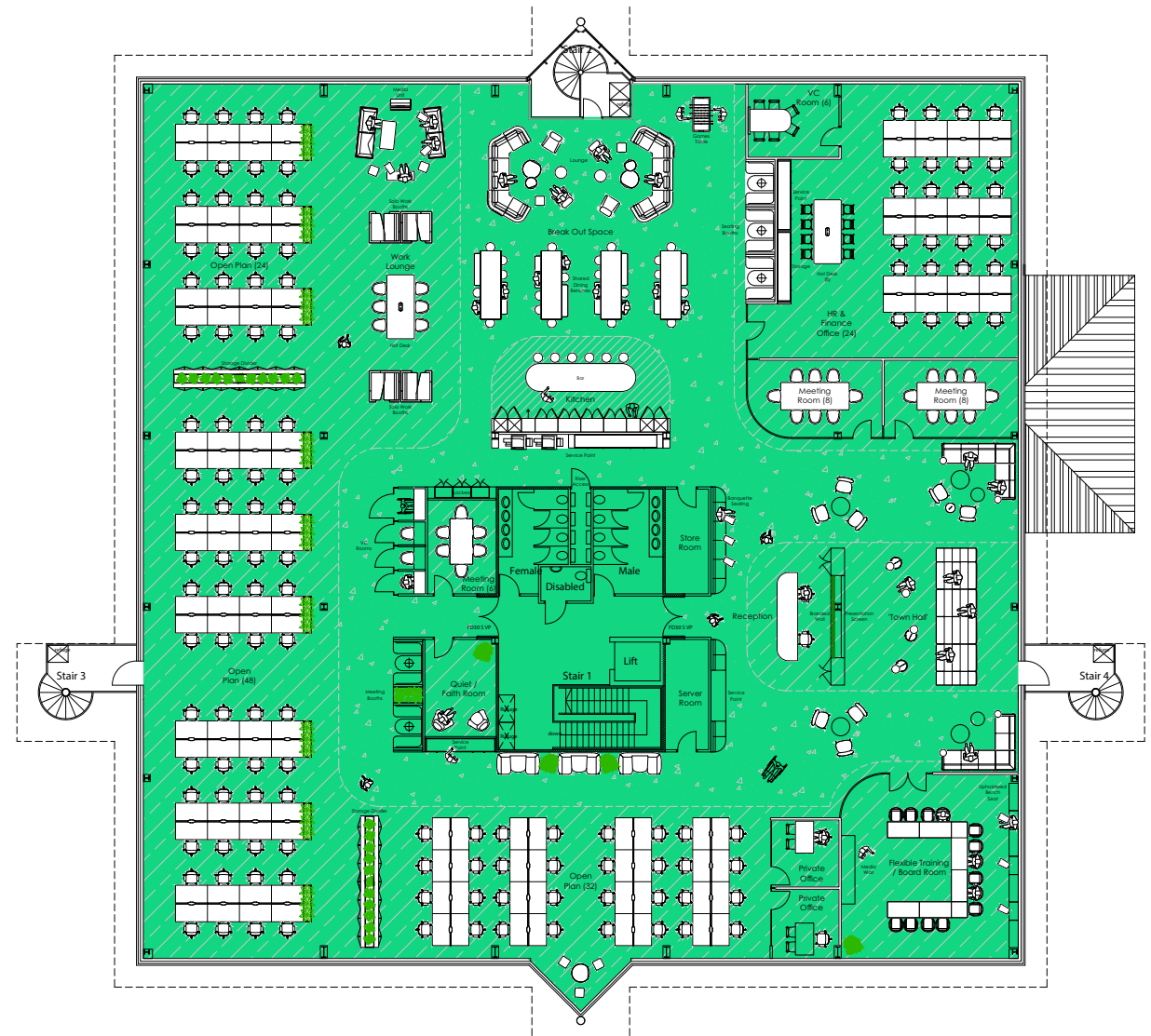
Ground floor	14,650 sq.ft	1,361 sq.m
First floor	14,682 sq.ft	1,365 sq.m
Total	29,332 sq.ft	2,726 sq.m

Areas are subject to a measured survey in accordance with the latest RICS Code of Measuring Practice.

Specification

A 2 storey purpose built office building with specification including:

- + VRF fan coil air conditioning
- + Full access raised floors (250mm void)
- + Suspended ceilings with VDU compatible lighting
- + Fully carpeted
- + 10 person passenger lift
- + 2.8m floor to ceiling height
- + kitchen
- + Male, female and disabled toilets
- + Double glazed aluminium powder coated windows
- + Generous onsite car parking



Indicative space plan





1 Crucible Park

Terms

The property is available to let as a whole or subdivided on a floor by floor basis by way of a new effective full repairing and insuring lease on terms to be agreed. The property is also available by way of a long leasehold interest for a term of 125 years from 9th October 2007.

Price

Purchase price and rental details available upon application.

Business Rates

The tenant will be liable for business rates. Interested parties are advised to make their own enquiries to Swansea Council nondomestic rates department.

Service Charge

A service charge is payable on a pro rata basis for the maintenance and upkeep of the common areas and external area.

EPC

EPC available upon request.

Further information

Please contact sole marketing agents:

Chris Terry

chris.terry@avisonyoung.com

07793 269442

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029 2046 1233 | studio@martinhopkins.co.uk | martinhopkins.co.uk