

# Clee

Tompkinson Francis

Chartered Surveyors, Valuers,  
Estate Agents & Auctioneers  
14 Offices Across South Wales

Walter Road,  
Swansea,  
City And County Of Swansea 18,000 Annually \*



- PRESTIGIOUS BLOCK OF OFFICES
- FOR LEASE
- VIBRANT LOCATION CLOSE TO CITY CENTRE
- GAS CENTRAL HEATING
- REAR PARKING
- FLEXIBLE OFFICE SPACE
- POSSIBLE OPTION TO LEASE HALF THE BUILDING
- DISABLED ACCESS
- Approx 1625 square feet (152sqm)

Ref: PRM10054

Viewing Instructions: Strictly By Appointment Only



Tel: 01792 475 332  
Email: [swansea@ctf-uk.com](mailto:swansea@ctf-uk.com)



## General Description

An opportunity to lease a prestigious block of central offices. The property offers large adaptable office space very close to the city centre and the vibrant Uplands Quarter of Swansea. The property has full safety regulations, alarm, optional CCTV, gas central heating, rear parking and Disabled Access. The property is available to lease from December 2018 and would be ideal for Charities or companies looking for a presence in a popular and vibrant district of Swansea. Subject to negotiation there maybe an opportunity to lease half the building. Lease terms negotiable.

---

## Accommodation

---

### Entrance Hall

Access to boiler room and stairs to large basement storage room, stairs to 1st floor.

---

### Room 1 (14' 11" x 12' 1") or (4.54m x 3.68m)

Currently used as a reception office at the very front of the building.

---



### Room 2 (13' 4" x 11' 8") or (4.07m x 3.56m)

Currently used as a meeting room.

---



### Kitchen / Breakfast Room (13' 7" x 11' 5") or (4.15m x 3.49m)

Kitchenette and dining/breakfast area.

---

### Room 3 (11' 4" x 9' 4") or (3.46m x 2.84m)

Currently used as a lounge or waiting room, door to rear parking providing disabled access.

---



### W.C. (10' 0" x 5' 5") or (3.05m x 1.65m)

Disabled toilet facilities and urinals.

---



## First Floor

Split landing with storage cupboards and toilet facilities.

---



Room 4 (14' 0" x 11' 4") or (4.26m x 3.46m)

Currently used as a play room/office. (1st floor rear).

---



Room 5 (13' 5" x 12' 1") or (4.08m x 3.68m)

Currently used as a play room/office. (1st floor middle)

---

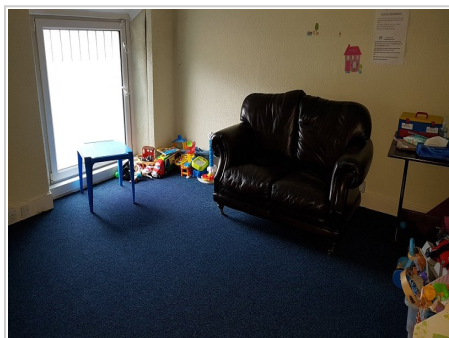
Room 6 (20' 7" x 11' 11") or (6.28m x 3.64m)

Currently used as a mediation room / Office. (1st floor front).

---

## Second Floor.

---



Room 7 (13' 6" x 12' 4") or (4.11m x 3.75m)

Currently used as a play room / Office.

---



Room 8 (20' 7" x 11' 11") or (6.28m x 3.64m)

Currently used as a play room / Office.

---

Externally.

To front: Small steps to front with small forecourt garden.

To Rear: Shared car park providing parking for several cars and disabled access.

---

## Additional Information

The property is currently let by the charity Glamorgan House Family Development Centre who are due to vacate by early December 2018.

Our client is willing to discuss part lease of the building subject to negotiation.

The usable area is approximately 151 sqm or 1625sqf

---

## Services

Mains electricity, mains water, mains gas, mains drainage

## Council Tax

Band Not Specified

---



*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*