

FOR SALE

OFFICES

GOWER HOUSE, CHARTER COURT, PHOENIX
WAY, ENTERPRISE ZONE, SWANSEA, SA7 9FS



- OPEN PLAN OFFICE WITH PARKING FOR 14 SPACES
- ESTABLISHED TRADING LOCATION WITHIN EASE OF ACCESS TO M4
- PROMINENT MAIN ROAD LOCATION
- PERMISSION FOR VETERINARY PRACTICE (D1 USE CLASS)

OFFERS IN THE REGION OF
£190,000 OR **£18,000 PA**

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LOCATION

The subject premises is located within Charter Court, along Phoenix Way, which is an established trading location within Swansea Enterprise Park.

Established occupiers within the immediate vicinity include Barclays, Lloyds and Nat West Bank.

The subject premises offers good lines of communication via the main A4217 and the A4067, which provides ease of access to the M4 Motorway (Junctions 45 and 44) and the surrounding Swansea catchment area.

DESCRIPTION

The subject premises comprises a purpose built, single-storey, office building measuring approximately 256.14 sq.m (2,757.15 sq. ft.). We have been advised by the client that designated parking is available for a total of 14 spaces, comprising approximately 7 spaces to the front and a further 7 spaces to the rear, which equates to a car parking ratio of circa 1:196 sq. ft.

We advise that the subject premises comprises a large open plan office, which has been subdivided in part to accommodate separate ladies and gents w.c. facilities, staff kitchen and a small storage area to the rear.

We further advise that the subject premises has also been granted planning permission on 23 October 2017 for a change of use from Class B1 to Class D1 for the carrying out of animal CT scans and veterinary continuous professional development events.

ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

NIA/ IPMS 3 - Office: 256.14 sq.m (2,757.15 sq. ft.)

Offices: 241.24 sq.m (2,596.70 sq. ft.)

accessed off the main entrance foyer to the front.

Staff Kitchen: 7.14 sq.m (76.85 sq. ft.)

W.C. Facilities
comprising separate ladies and gents toilet facilities.

Storage: 7.76 sq.m (83.52 sq. ft.)

RATES

As stated on the VOA website the Rateable Value for the subject premises is as follows:

Rateable Value (2017): £16,250

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2020-21 the multiplier will be 0.535.

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information. For further information visit www.voa.gov.uk.

VAT

All figures quoted are exclusive of VAT. Our client reserves the right to levy VAT on this transaction (if applicable).

Terms & Tenure

The subject premises is available on a Long Leasehold interest for a term of 99 years (less the last three days) from 29 September 1987 at a peppercorn rent.

Alternatively, our client's interest is available by the way of a new effective Full Repairing and Insuring Lease (under terms to be negotiated).

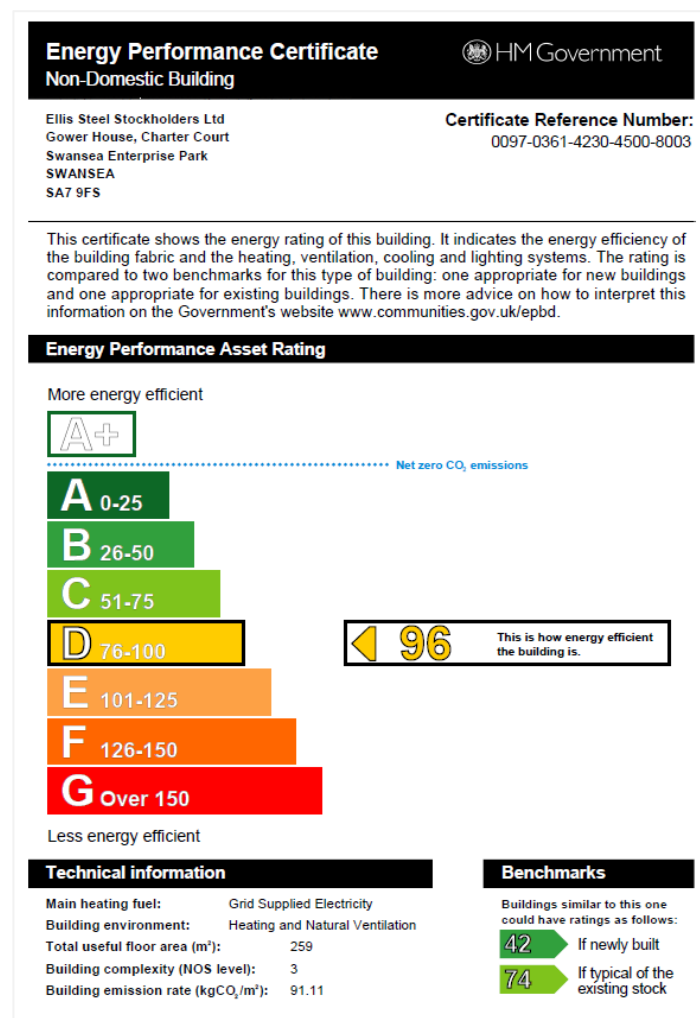
VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors

Tel: 01792 479 850

Email: commercial@astleys.net



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