

# FOR SALE

OFFICES

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



- OPEN PLAN OFFICE WITH PARKING FOR 8 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**

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

## 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 further advise that designated parking is also available to the front for approximately 8 spaces in total, which equates to a car parking ratio of circa 1:344 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](http://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](mailto:commercial@astleys.net)**

## Energy Performance Certificate Non-Domestic Building

HM Government

Ellis Steel Stockholders Ltd  
Gower House, Charter Court  
Swansea Enterprise Park  
SWANSEA  
SA7 9FS

Certificate Reference Number:  
0097-0361-4230-4500-8003

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

96 This is how energy efficient the building is.

## Technical information

Main heating fuel: Grid Supplied Electricity  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 259  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 91.11

## Benchmarks

Buildings similar to this one could have ratings as follows:  
42 If newly built  
74 If typical of the existing stock

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