

# TO LET

WAREHOUSE

4 STRAND, SWANSEA, SA1 2AE



- LARGE PROMINENT SIX STOREY BUILDING
- ACCESSIBLE CITY CENTRE LOCATION
- FLEXIBLE COMMERCIAL ACCOMMODATION
- POTENTIAL FOR SUB-DIVISION ON A FLOOR-BY-FLOOR BASIS

OFFERS IN THE REGION OF  
**£45,000 PA**

# 4 STRAND, SWANSEA, SA1 2AE

## LOCATION

The property is situated along The Strand, within close proximity to the junction adjoining the main dual carriageway (A4067), occupying a prominent position within Swansea City Centre.

The Strand runs parallel to Wind Street, which is considered to be Swansea's premier leisure sector. We also note that the subject premises is within close proximity to SA1 Waterfront, which comprises a large number of modern apartments blocks and houses, together with over 1.5 million sq. ft. of recently developed commercial accommodation.

## DESCRIPTION

The subject premises comprises a large prominent commercial property, which was formerly utilised as an electrical warehouse. The premises is arranged over six floors, with a total internal floor area of 951.14 sq.m (10,238.07 sq. ft.).

The building accommodates the majority of the site, with the exception of a small lane situated over the side elevation.

The main entrance can be accessed directly off the main pedestrian walkway to the front, with steps leading to the basement and ground floor accommodation. There is a further loading door to the front left hand side and a fire escape to the rear left hand side elevation. We further advise that the subject premises was previously fitted with a lift, which served each floor over the lift shaft over the left hand side elevation.

The majority of the internal accommodation is open plan, however, some sections have been partitioned off to provide office accommodation and toilet facilities, located to the front section of the building.

The premises can be offered as a whole or alternatively on a floor-by-floor basis.

## ACCOMMODATION

The subject property comprises the following approximate dimensions and areas:

### GROUND FLOOR

Gross Internal Area: 168.92 sq.m (1,818.30 sq. ft.)

### FIRST FLOOR

Gross Internal Area: 168.92 sq.m (1,818.30 sq. ft.)

### SECOND FLOOR

Gross Internal Area: 168.92 sq.m (1,818.30 sq. ft.)

### THIRD FLOOR

Gross Internal Area: 168.92 sq.m (1,818.30 sq. ft.)

### FOURTH FLOOR

Gross Internal Area: 147.11 sq.m (1,583.58 sq. ft.)

### BASEMENT

Gross Internal Area: 128.35 sq.m (1,381.60 sq. ft.)

## RATES

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

Basement & Ground Floor:	£4,050
First Floor:	£1,775
Second Floor:	£1,500
Third Floor:	£1,225

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

Rates relief for small businesses in Wales will apply up to 31st March 2019. Rates relief for small business with a rateable value up to £6000 will receive 100% relief and those with a rateable value between £6,001 and 12,000 will receive relief that will be reduced on a tapered basis from 100% to zero.

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 (where applicable).

## Terms & Tenure

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)**

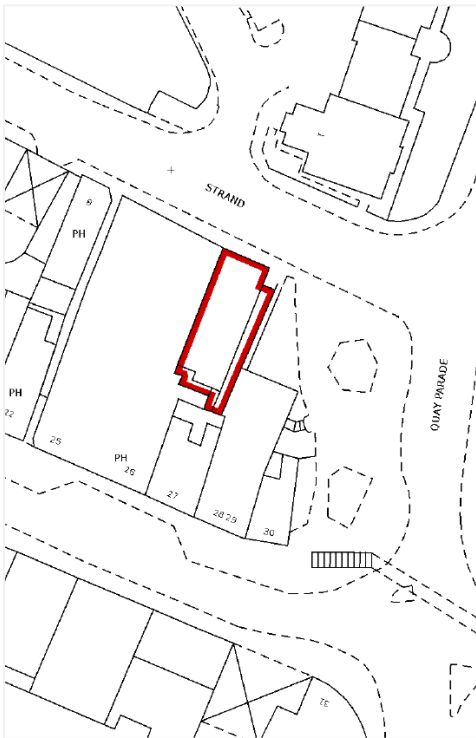


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