

TO LET

OFFICES

Castle Bailey House, Charter Court,
Phoenix Way, Swansea, SA7 9FS



- OPEN PLAN OFFICE ACCOMMODATION WITH PARKING FOR CIRCA 26 SPACES
- ESTABLISHED TRADING LOCATION WITHIN EASE OF ACCESS TO M4
- PROMINENT MAIN ROAD LOCATION
- POTENTIAL TO BE SUB-DIVIDED (SUBJECT TO CLIENT APPROVAL)

OFFERS IN THE REGION OF
£38,650 PA

Castle Bailey House, Charter Court, Phoenix Way, 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 large purpose built, single-storey, office building measuring approximately 516.83 sq.m (5,563.15 sq. ft.). We further advise that designated parking is also available for approximately 26 spaces in total, which equates to a car parking ratio of circa 1:215 sq. ft.

We also note that the subject premises is currently subdivided throughout by various demountable partitioning but can be altered (subject to the Landlord's prior consent) to accommodate a larger open plan office.

Alternatively, the premises can be subdivided further to accommodate two smaller self-contained offices suites ranging between 256.51 sq.m (2,761.07 sq. ft.) and 260.32 sq.m (2,802.08 sq. ft.).

ACCOMMODATION

The property provides the following approximate dimensions and areas:

GROUND FLOOR

NIA/ IPMS 3 - Office: 516.83 sq.m (5,563.15 sq. ft.)

Offices (Front): 253.17 sq.m (2,725.12 sq. ft.)
accessed off the main entrance foyer via an intercom entry system.

Staff Kitchen: 7.15 sq.m (77.05 sq. ft.)

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

Offices (Rear): 248.96 sq.m (2,697.80 sq. ft.)

Staff Kitchen: 7.55 sq.m (81.35 sq. ft.)

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

RATES

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

Rateable Value (2017): £31,000

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

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

Viewings

By appointment with Joint Agents:

Astleys Chartered Surveyors

Tel: 01792 479 850

Email: commercial@astleys.net

Contact: Sean Thomas BSc (Hons) MRICS



Roberts & Co Surveyors and Valuers

Tel: 01633 421 531

Email: peterhollingsworth@hotmail.com

Contact: Peter Hollingsworth FRICS



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