

# TO LET

OFFICE

Ground floor 110 Walter Road,  
Swansea, SA1 5QQ



- GROUND FLOOR OFFICE UNIT
- 50.55 SQ.M (544.12 SQ. FT.)
- MAIN PROFESSIONAL SECTOR WITHIN CITY CENTRE
- DESIGNATED PARKING TO REAR (1 SPACE)

OFFERS IN THE REGION OF  
**£7,500 PA**

# Ground floor 110 Walter Road, Swansea, SA1 5QQ

## LOCATION

The property is situated along Walter Road within Swansea City Centre, which is a popular established commercial area, with the majority of neighbouring properties utilised as office accommodation for professionals such as Chartered Surveyors, Estate Agents, Accountants, Financial Advisers and Solicitors.

## DESCRIPTION

The subject property comprises a ground floor office unit, which is situated within an established city centre location along Walter Road.

The premises comprises a total of three individual office rooms, which can be accessed off the communal entrance hallway via a number of concrete steps over the front elevation. Additional shared staff kitchen facilities are also available to the rear at ground floor level, while additional w.c. facilities are located over the first floor.

The premises also benefits from an integrated CCTV security system and an intercom entrance system over the main entrance hallway to the front.

Designed parking is available to the secured yard area to the rear for approximately one vehicle.

## ACCOMMODATION

The property provides the following approximate dimensions and areas:

### GROUND FLOOR:

**Net Internal Area/ IPMS: 50.55 sq.m (544.12 sq. ft)**

Office 1 (Front):	4.58m x 3.82m
Office 2 (Middle):	3.85m x 3.65m
Office 3 (Rear):	2.40m x 4.59m
Staff Kitchen:	2.22m x 3.15m

### FIRST FLOOR

W.C. Facilities

## RATES

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

**Rateable Value (2017): £3,650**

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.

Rates relief for small businesses in Wales will apply up to 31st March 2020. 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 (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 Sole Agents:

**Astleys Chartered Surveyors**

**Tel: 01792 479 850**

**Email: [commercial@astleys.net](mailto:commercial@astleys.net)**



