

TO LET

OFFICE WITH STORAGE

CASWELL MEWS, CASWELL STREET,
SWANSEA, SA1 4HT



- GOOD QUALITY TWO STOREY OFFICE UNIT WITH STORAGE/ GARAGE
- SECURED PARKING FOR 1 VEHICLE
- CITY CENTRE LOCATION
- MODERN SPECIFICATION INC. CCTV & INTERCOM ENTRY SYSTEM

OFFERS IN THE REGION OF
£7,500 PA

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LOCATION

The subject premises is located to the rear of Walter Road, just off Caswell Street, within Swansea City Centre.

The subject premises is ideally located for its intended use, within ease of access to established located amenities. The property is also within a short walking distance to the prime retail area of Oxford Street and furthermore the proposed Urban Park Development along The Kingsway, which is less than half a mile away to the east.

DESCRIPTION

We have the pleasure in offering to let this modern two storey commercial premises comprising an open plan office area arranged over the first floor with ground floor storage, which also benefits from on-site designated parking via a secured electric operated roller door to the front elevation.

The subject premises also accommodates a secured courtyard to the rear, which can be accessed independently over the front elevation via a secured entrance door over covered walkway. The rear courtyard also provides access to the ground floor garage via a single personnel door and the first floor office via an external steel stairwell.

Internally, the ground floor storage area/ garage has been subdivided in part to comprise separate w.c. facilities. The store area also accommodates a small sink drainer unit along the rear elevation. The first floor comprises an open plan office, which has been subdivided in part to accommodate a fitted open kitchen area and a self-contained shower room, comprising a shower enclosure with thermostatic shower unit, w.c. and a wash hand basin.

SPECIFICATION

The subject premises benefits from a good quality specification throughout, which also affords:

- * CCTV SYSTEM WITH TV MONITOR
- * INTERCOM ENTRY SYSTEM
- * SECURITY ALARM
- * GAS CENTRAL HEATING
- * ELECTRIC OPERATED GARAGE DOOR

ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

GROUND FLOOR

GIA 23.18 sq.m (249.59 sq. ft.)

Garage/ Store: 4.52m x 5.13m
accessed via an electric operated roller garage door to the front, fitted with a base unit incorporating sink drainer, door to rear courtyard.

W.C. Facilities
with w.c. and wash hand basin.

FIRST FLOOR

NIA/ IPMS 26.29 sq.m (283.05 sq. ft.)

Office: 4.33m x 4.87m
accessed via an external steel stairwell off the rear courtyard, fitted with a CCTV security system and display monitor with intercom entry system.

Kitchen: 1.69m x 3.02m
fitted with a range of wall and base units incorporating sink drainer, electric cooker point.

Shower Room
accessed fitted with a three piece suite comprising shower enclosure with shower unit, w.c. and wash hand basin.

RATES

The Rateable Value for the subject premises is as follows.

Rateable Value (2023): £3,250

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2023-24 the multiplier will be 0.535.

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

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 subject to a surrender and regrant 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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