

# TO LET OFFICES

First Floor, 2-4 Princess Way, Swansea,  
SA1 3LW



- FIRST FLOOR SELF-CONTAINED OFFICE SUITE
- NET INTERNAL AREA – 136.92 SQ.M (1,473.80 SQ. FT.)
- PROMINENT POSITION WITHIN BUSY THOROUGHFARE
- CITY CENTRE LOCATION WITHIN CLOSE PROXIMITY TO PRIME RETAIL AREA

OFFERS IN THE REGION OF  
**£8,950 PA**

## LOCATION

The subject premises is located off Princess Way within Swansea City Centre, within the immediate vicinity to the main retail areas of Oxford Street and Castle Square, which are approximately 200 metres away in a northerly direction.

The unit also benefits from good lines of communication via the main A4067, while the main bus depot and train station are within close proximity.

## DESCRIPTION

The subject property comprises a self-contained first floor office suite, which forms part of a much large multi-let Grade II Listed office building, located along a prominent corner position within the city centre.

Internally, the office suite comprises an open plan layout in the majority, which has been subdivided in part to accommodate four office areas.

The office suite is also supported by ancillary accommodation, comprising staff kitchen and w.c. facilities, located off the main internal stairwell and landing area.

## ACCOMMODATION

The subject property affords the following approximate dimensions and areas:

### FIRST FLOOR

**Net Internal Area: 136.92 sq.m (1,473.80 sq. ft.)**

Staff Kitchen: 1.16m x 1.46m  
*Access off the main internal stairwell/ landing area.*

W.C. Facilities  
*comprising two toilet cubicles.*

Office1 / Reception: 7.20m x 5.82m  
*with access to.*

Office 2: 5.29m x 6.51m

Office 3/ Boardroom: 6.38m x 4.58m

Office 4: 6.70m x 4.96m

## RATES

The subject property affords the following approximate dimensions and areas:

**Rateable Value (2023): £9,800**

The Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2024-25 the multiplier will be 0.562.

Rates relief for small business with a rateable value up to £6,000 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).

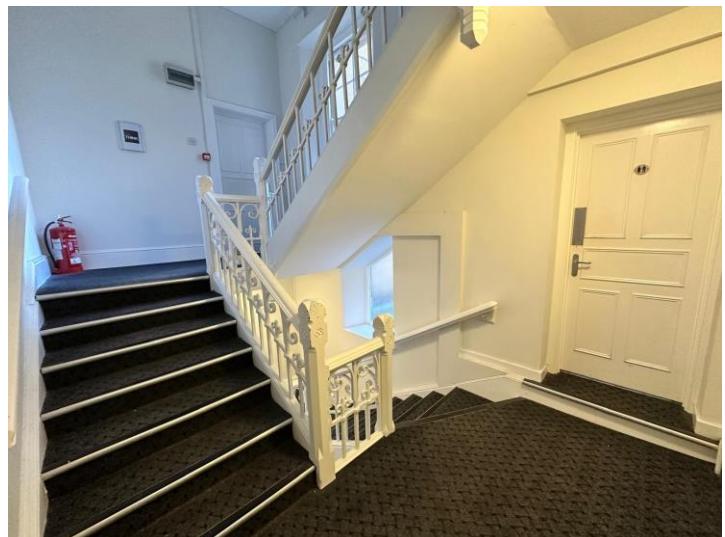
## TERMS & TENURE

Our client's interest is available by the way of a new effective internal repairing and insuring lease (under terms to be negotiated).

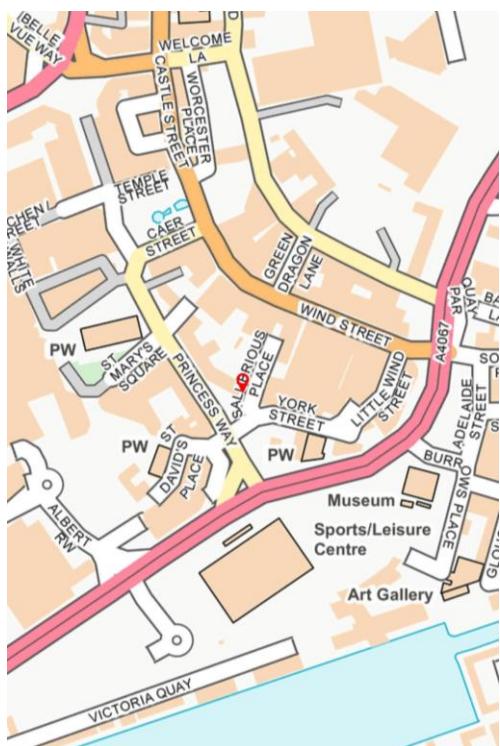
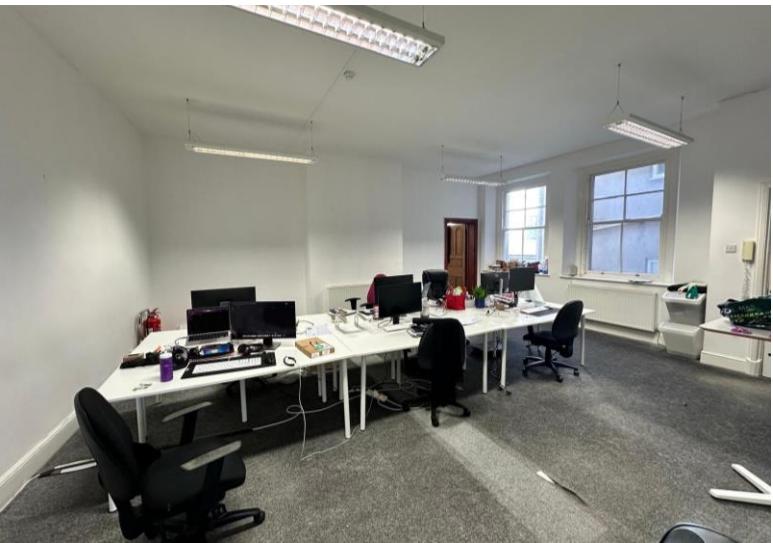
## VIEWING

By appointment with Sole Agents:

**Astleys Chartered Surveyors**  
**Tel: 01792 479 850**  
**Email: [commercial@astleys.net](mailto:commercial@astleys.net)**



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