

## Unit C Lakeside Technology Park Phoenix Way Enterprise Park, Swansea SA7 9FF

lot 102

### Modern Office Investment

- Let to South West Police Authority until 2022 (no breaks)
- Tenant option to determine the lease in February 2017 NOT exercised
- Comprises approximately 806.28 sq m (8,680 sq ft)
- Swansea's principal business park some 2 miles south-west of the M4
- Nearby occupiers include Tesco Extra, Lloyds and Barclays Banks and Mercure Hotel Swansea

Rent  
£59,125  
per annum  
exclusive  
(Gross)  
£55,403  
(Net) subject  
to note (i)  
below



On the Instructions of  
Joint LPA Receivers

### Location

Miles: 3 miles north-east of Swansea  
38 miles west of Cardiff  
Roads: M4 (Junction 44), A465, A483  
Rail: Swansea Railway Station  
Air: Cardiff Airport

### Situation

The property is situated on Swansea's well established principal business park some 3 miles north-east of Swansea City Centre and some 2 miles south of the M4 (Junction 44). Nearby occupiers on Swansea Enterprise Park include Tesco Extra, Lloyds and Barclays Banks and Mercure Hotel Swansea.

### Description

The property comprises a modern office building with accommodation on ground and first floor and benefits from car parking for approximately 13 cars.

### Tenure

Long Leasehold. Held for a term until 2110 at a current rent reserved of £3,722 per annum exclusive. The rent is subject to open market rent reviews to ground rental value. The next review due on 25th March 2020.

### VAT

VAT is not applicable to this lot.

### Six Week Completion

### Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term.	Rent p.a.x.	Reversion
Ground	Office	403.14 sq m (4,380 sq ft)	<b>SOUTH WALES POLICE AUTHORITY</b>	15 years from 14/02/2007 on a full repairing and insuring lease	£59,125 (i)	13/02/2022
First	Office	403.14 sq m (4,380 sq ft)				
<b>Totals</b>		<b>806.28 sq m (8,680 sq ft)</b>			<b>£59,125 (i)</b>	

(i) There is a tenant option to determine the lease on 14th February 2017. The tenant has NOT exercised the tenant option to determine the lease and therefore the tenant will benefit from a reduced rent of £52,725 per annum exclusive from 14/02/2017 until the end of the term.

### For further details please contact:

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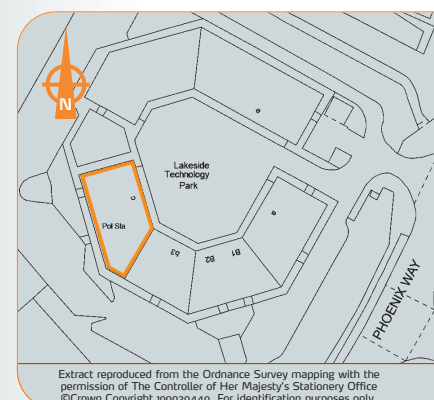
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### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
Contact: Greg Rigby.  
Tel: +44 (0)207 320 3968.  
Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details

### Seller's Solicitors:

**Smith Llewelyn Partnership Solicitors**  
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