

Unit 4 Castell Close, Swansea Enterprise Park, Swansea SA7 9FH

Modern Office Investment

Lot 44

£48,000 per annum
exclusive



Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review/ (Reversion)
Ground	Office	251.80 sq m	(2,711 sq ft)	HOWARD & PALMER LIMITED t/a Swansea Laser Clinic	25 years from 1/11/1999 on a full repairing and insuring lease (1)	£48,000	01/11/2017 and 3 yearly (31/10/2024)
First	Office	241.40 sq m	(2,599 sq ft)				
Total		493.20 sq m	(5,310 sq ft)			£48,000	

(1) The lease is subject to a tenant option to determine the lease at any time on 12 months' notice and a Landlord option to determine the lease on 01/11/2019 subject to 12 months' notice.

Key Details

- Let on a full repairing and insuring lease until 2024 (subject to option)
- Tenant in occupation since 1999
- Swansea's principal business park some two miles south-west of the M4
- Nearby occupiers include Oak Furniture Land, Iceland, B&M Bargains, Screwfix and Greggs

Location

Miles: 3 miles north-east of Swansea city centre
40 miles west of Cardiff

Roads: A4217, A48, M4

Rail: Swansea Railway Station

Air: Cardiff Airport

Situation

The property is prominently situated 3 miles north-east of Swansea city centre in the well established Swansea Enterprise Park, which comprises a mix of office, leisure, retail and industrial occupiers. The Enterprise Park benefits from close proximity to the M4 (Junction 44).

Description

A detached two storey office building currently being used as laboratories/clinic on the ground floor and offices on the first floor. The property benefits from a self-contained site of approximately 0.19 hectares (0.47 acres) with some 21 car parking spaces.

Tenure

Long Leasehold held from The Council of the City of Swansea for a term of 125 years from 29th September 1990 at a fixed peppercorn rent.

VAT

VAT is applicable to this lot.

Six Week Completion



Extract reproduced from the Ordnance Survey mapping with the permission of The Controller of Her Majesty's Stationery Office ©Crown Copyright 100020449. For identification purposes only.

Acuitus
John Mehtab
+44 (0)20 7034 4855
john.mehtab@acuitus.co.uk

Acuitus
Billy Struth
+44 (0)20 7034 4854
billy.struth@acuitus.co.uk

Associate Auctioneer
Picton Jones Asset Management
Richard Picton-Jones
+44 (0)121 600 7200
richard.picton-jones@pjassetman.co.uk

Seller's Solicitors: Morgan LaRoche
Ann Thomas
+44 (0)1792 776727
athomas@morganlaroche.com