Unit 4 Castell Close, Swansea Enterprise Park,

Swansea SA7 9FH

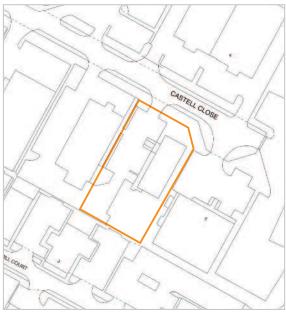
Modern Office Investment



Tenancy and accommodation

Floor	Use		Floor Areas (Approx)		Term	Rent p.a.x.	Review/ (Reversion)
Ground First	Office Office	251.80 sq m 241.40 sq m		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)
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.





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

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

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

Miles: 3 miles north-east of Swansea city centre

40 miles west of Cardiff

Roads: A4217, A48, M4

Swansea Railway Station

Cardiff Airport Air:

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).

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.

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 is applicable to this lot.

Six Week Completion

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