

## TO LET

**Kingsway,  
Swansea West Industrial Estate, Fforestfach,  
Swansea, SA5 4HJ**

Detached Storage/Manufacturing Unit + Yard



- **Unit Of 2,710 sq.m. (29,165 sq.ft.) On 0.67 ha. (1.66 ac.)**
  - **Centrally Situated On Established Estate**
  - **Good Access To A483 Carmarthen Road**
    - **J.47 M4 c. 2 Miles To North West**

## Location (SA5 4HJ)

The property is situated within the established Swansea West Industrial Estate, located within the Fforestfach district to the west of the city of Swansea.

Access to the estate is via the A483 Swansea Road/Carmarthen Road which in turn links with the A483 Swansea Road and J. 47 of the M4 approximately 2 miles to the north west.

It is prominently positioned at the junction of Kingsway and Bruce Road in an area comprising a variety of predominantly industrial-type occupiers and trade-counter operators.



## Description

The property comprises a large detached storage/production facility benefitting from the following:

- Detached unit within fenced compound;
- Triple-pitched portal frame roof construction;
- Concrete workshop floor;
- 6x. vehicular access doors;
- Extensive forecourt and side loading areas;
- Within securely fenced site.

## Accommodation (Gross Internal Areas)

	Sq.m.	Sq.ft.
<b>TOTAL GIA</b>	<b>2,710</b>	<b>29,165</b>
Inc.:		
Bay 1 (inc. office & wc.)	898	9,665
Bay 2	908	9,771
Bay 3 (inc. rest area)	904	9,729

**ON SITE OF:**                      **0.67 ha.**                      **1.66 ac.**

## Mains Services

The property benefits from the provision of all mains services, including 3-phase electricity & mains gas.

## Energy Performance Certificate

The property has an Energy Performance rating of 81 which is within Band D

**SUBJECT TO CONTRACT**

**JANUARY 2022**

## Business Rates (2017)

Rateable Value (2017) - £34,000

## Tenure

The property is held by way of an existing lease due to expire September 2026.

Our clients will consider either a lease assignment, or sub-lease for term to be agreed.



## Quoting Rent

We are quoting a rent of only **£1.95 psf. pax.** – leasing incentives are also available on application.

Our clients will also consider short term leasing options – further information on request.

## Further Assistance For Business

For further information please contact:

**Welsh Assembly Government** (Flexible Support for Business) on **03000 60 3000**, or

Business Development Team at **City & County Of Swansea City Council** on **01792 637 223**  
[businesscentreswansea@swansea.gov.uk](mailto:businesscentreswansea@swansea.gov.uk)

## VAT

All figures quoted are exclusive of VAT.

## Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

## Viewing

For further information or to arrange an inspection please contact the sole letting agents:



**Michael Bruce MRICS:**  
**Mobile: 07920 144 603**  
[michael@dlpsurveyors.co.uk](mailto:michael@dlpsurveyors.co.uk)