

Venture Court

Waterside Business Park
Enterprise Park, Swansea,
SA6 8AH



TO LET

**Refurbished Ground Floor
Office Suite
Grade A Specification
8,381 sq ft (778.59 Sq m)**



Venture Court

Waterside Business Park Enterprise Park, Swansea, SA6 8AH

- Established business park / office location
- Grade A ground floor office suite
- DDA compliant
- Comfort cooling
- Generous car parking and public transport links

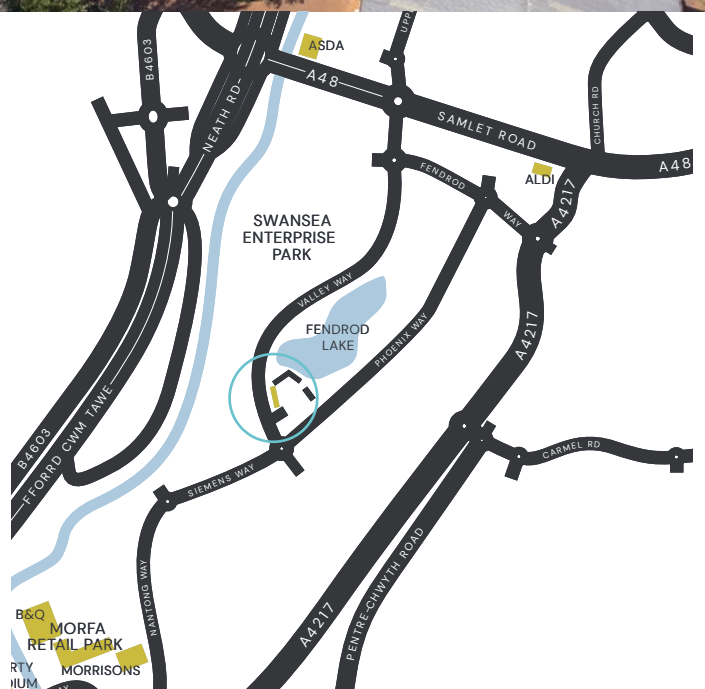


Location

Waterside Business Park is the premier office development within the heart of the vibrant Swansea Enterprise Park – adjacent to the Fendrod Lake and in close proximity to the Mecure Hotel. The city centre and Swansea rail station is less than 3 miles away and the M4 Motorway is circa 2.5 miles away at J45.

Description

Waterside Business Park comprises 2 high quality office buildings – located on a self-contained site. Occupiers include the Department for Work & Pensions, and JCP Solicitors. Building 3 benefits from direct road frontage/ prominence to Valley Way.



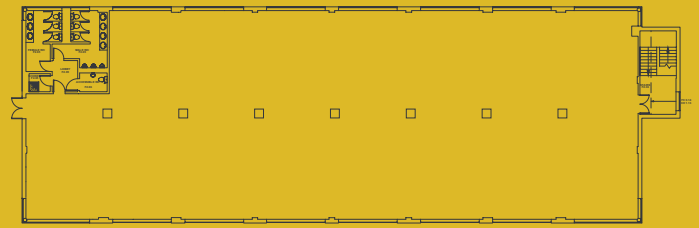
Accommodation

Self-contained ground floor office suite. Area 8,381 sq ft (778.59 sq m) IPMS3 Refurbished to a Grade A standard. Specification includes;

- Comfort cooling
- Accessible raised floors
- Suspended ceilings
- Recessed LED lighting
- DDA compliant
- Own WC's within demise
- 35 No. car parking spaces

Ground Floor Plan

For illustrative purposes



Lease

The suite is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£97,500 per annum (Excl.)
Ninety seven thousand five hundred pounds (Excl.)

Business Rates

Current rates payable £40,393 per annum Excl.

Estate / Building Service Charge

A service charge is applicable for the maintenance and upkeep of the common areas of the building and site. The current annual budget equates to £1.11 per sq ft Excl.

Legal Costs

Each party responsible for their own legal and professional costs.

EPC

D-78

VAT

All figures quoted are exclusive of VAT which is payable in addition.

Further Information

Please contact joint agents:

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