



First Floor Offices at 15 Cave Street, Cwmdau, Swansea, SA5 8JY

All inclusive rents offering Self-contained first-floor office accommodation, fitted kitchen and w.c facilities.

Allocated parking provided

Summary

Tenure	To Let
Available Size	433.69 sq ft / 40.29 sq m
Rent	£7,200 per annum
Service Charge	N/A
Business Rates	N/A
EPC Rating	D (88)

Key Points

- All Inclusive Rent
- Allocated Parking Spaces
- First floor Office Suites
- First floor Kitchen & W.C Facilities

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Summary

Available Size	433.69 sq ft
Rent	£7,200 per annum
Business Rates	N/A
Service Charge	N/A
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (88)

Description

The property offers self-contained first-floor office accommodation, accessed via a single staircase through a shared entrance. The office suite includes dedicated W.C. and kitchen facilities, with allocated on-site parking available.

The specification of the offices is as follows;

- + Gas Central Heating
- + Glazed windows
- + Carpeted throughout
- + Intruder alarm
- + W.C facilities
- + Kitchen facilities
- + Fire alarm system with fire extinguishers
- + Fibre enabled broadband

Location

The office building is situated on Cave Street just off Carmarthen Road. It is located some 2.5 miles north west of Swansea city centre and approximately 3.5 miles south east of junction 47 of the M4 motorway.

Nearby occupiers include Topps Tiles, Kwik Fit, Wickes, Aldi and B & M Retail.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st - Room 1	121.78	11.31
1st - Room 2	181.78	16.89
1st - Room 3	130.13	12.09
Total	433.69	40.29

Terms

The offices are available on flexible leases, terms to be negotiated.



Viewing & Further Information



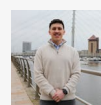
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