



Quoting Rent:

£40,000  
per annum  
exclusive of VAT

**The Property:**

The premises comprises a single-storey unit with an open plan warehouse, trade counter and ancillary space, that provides the following approximate Gross Internal Floor Area:

**Warehouse:**

3,479 sq ft (323.28 sq m)

**Trade Counter:**

734 sq ft (68.20 sq m)

**Ancillary Space:**

284 sq ft (26.43 sq m)

**TOTAL**

4,498 sq ft  
417.91 sq m

# Unit 3 New Cut Road, Swansea, SA1 8AP

Central Swansea location. Excellent visibility over A483 / New Cut Road. Good transport links.

## Highlights

- Modern Trade Counter Unit
- Open Plan Warehouse
- 5.5m Minimum Eaves
- Allocated Car Parking
- Highly Prominent Location
- **Secure Yard Area**

# The Location

## Nearby Neighbors

- Screwfix
- Greggs
- Halfords
- Lidl
- JD Sports
- Home Bargains

## Connectivity

- A483 / Fabian Way  
0.3 miles
- Swansea City Centre  
1.0 mile
- Junction 42 of M4  
5.0 miles

## Amenities

- Secure Yard
- Trade Counter
- Allocated Car Parking
- 5.5m Minimum Eaves
- W/C & Kitchenette
- Surface Level Loading

# Description

Unit 3 comprises a modern mid-terrace light industrial, trade counter unit that has been built around a steel portal frame with an insulated sheet roof incorporating approximately 10% translucent roof lights.

The open plan warehouse benefits from a concrete floor and 5.5m minimum eaves (18ft) and a trade counter area that benefits from suspended ceilings and its own double pedestrian door. The property also benefits from multiple WCs and a small kitchenette.

Loading access is provided via two surface level electric loading doors, one at the front of the property and the second along the side elevation. There is also a separate double pedestrian door situated at the front elevation.

Externally the property benefits from a secure yard to rear with its own access as well as 6 allocated car parking spaces at the front.

# Tenure

The property is available in by way of a sub-lease or assignment until 21<sup>st</sup> May 2027. Alternatively, a new lease may be available directly from the Landlord.

# Rent

£40,000 per annum exclusive of VAT..

# VAT

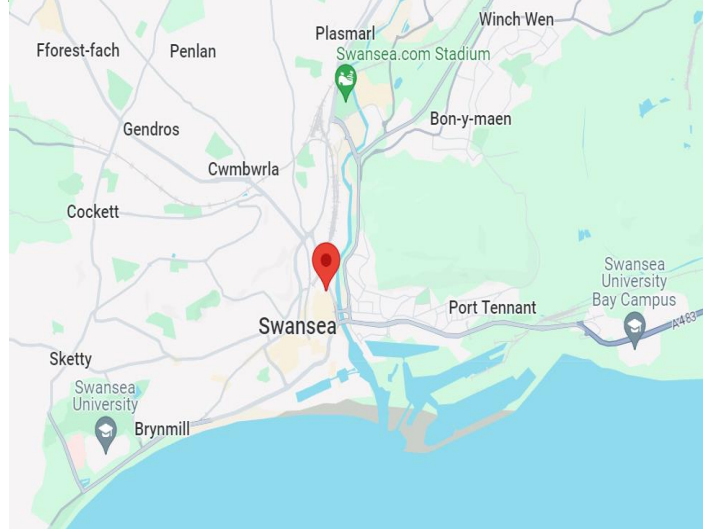
All costs are subject to VAT where applicable.

# Legal Costs

Each party to bear their own legal and surveyor costs incurred in the transaction.

# Energy Performance Certificate

Available upon request.



## Contacts

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Secure yard at the rear of the property



## Contacts

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