

Offices

savills

West Glamorgan House, 12 Orchard Street, Swansea, SA1 5AD

savills.com



TO LET

- 401.34 sq m (4,320 sq ft)
- Good quality offices
- City centre location
- Close to local amenities

For Further Information:

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Contact:
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Location

West Glamorgan House, is located in a prominent position on Orchard Street, in Swansea City Centre. The property benefits from being in close proximity of the Swansea's main retail core, as well as Swansea Central Railway Station, which is 0.2 miles (0.3 km) to the north. The property is easily accessible by road with access via A483 & A4067, which provides direct access to junctions 42, 45 and 47 of the M4 Motorway.

Description

West Glamorgan House comprises a six-storey office buildings with retail units at ground floor level. The available office accommodation is situated on the 5th floor and provides good quality office accommodation with a specification including:

- Suspended ceilings with recessed LED lighting
- Mix of open plan and glass partitioned space
- Carpeted throughout
- Kitchen facilities
- Gas central heating
- Male & female WC's
- Passenger Lift

Accommodation

The offices have the following net internal area:

5th Floor: 401.34 sq m (4,320 sq ft)

Smaller sub-divisions will be considered.

Terms

The offices are available by way of a new lease. Further details are available on request.

Rent

On application

Service Charge

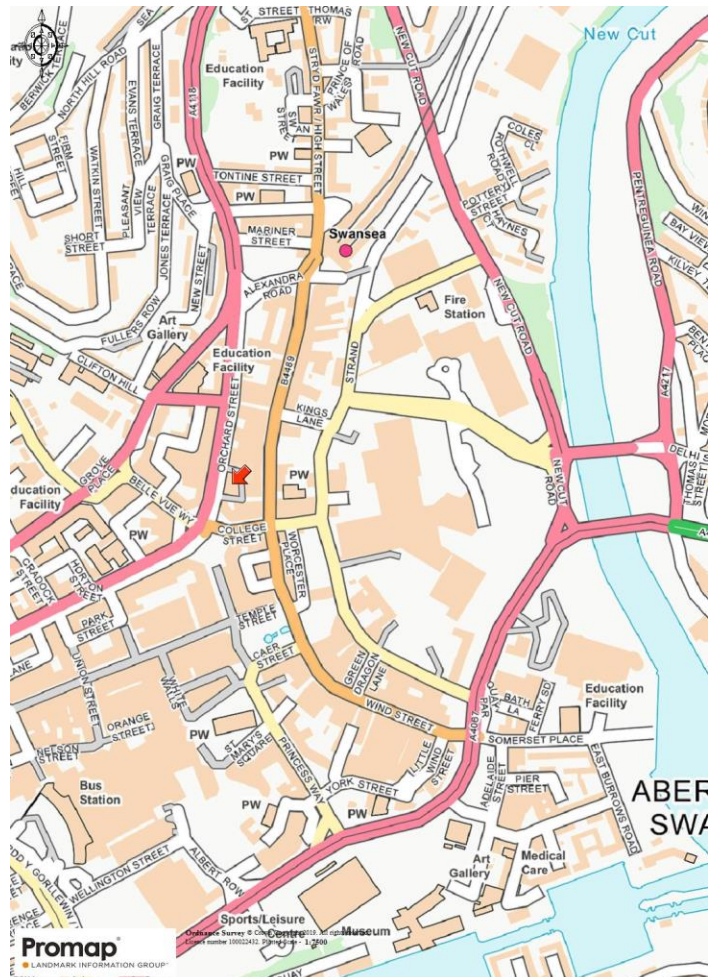
The Service Charge is payable. Further details on request.

Business Rates

Rateable Value: £26,500 per annum
Rates Payable (19/20): £13,939 per annum

VAT

All figures quoted are exclusive of VAT.



Legal Costs

Each party to bear their own legal costs.

EPC

The property has an Asset Rating of 86 (D rating). A copy of the Energy Performance Certificate can be provided upon request.

Viewings

Strictly by appointment via Savills.

Subject to contract

Apr 19

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