



Prifysgol Cymru
Y Drindod Dewi Sant
University of Wales
Trinity Saint David

INNOVATION MATRIX

OFFICE SPACE TO LET

Kings Road, Swansea, SA1 8FF



Contact - 07748 682 290 or im@uwtsd.ac.uk

NEW OFFICE SPACE in SA1

The Innovation Matrix is a new state-of-the-art development designed to support innovation and business growth located in the heart of Swansea's SA1 Waterfront Quarter. The Innovation Matrix offers premium office spaces specifically aimed at tenants who are committed to collaborating with the University of Wales Trinity Saint David (UWTSD). Tenants will be encouraged to actively engage with the university through various initiatives, including student projects, graduate placements, and knowledge transfer activities, fostering a mutual and dynamic environment of innovation and shared growth."

Opened in August 2024, the entrance opens into a communal Street with soft seating and meeting pods. The ground floor offices are accessed directly from the Street. Central staircases lead up to the first floor, where the offices are accessed from a landing, which overlooks the Street below. Available offices are on the ground and first floors. The offices are column free and open plan with raised floors with integrated floor boxes to allow flexible furniture layout.

Office spaces available to accommodate 6-18 people From 483 sqft (45 sqm) to 1,023 sqft (95 sqm)

Key Features:

- Fully accessible and DDA compliant
- Meeting and Conference Rooms included
- Meeting pods
- Access control entry to office spaces
- Bike shelter
- Shower facilities
- 24/7 access
- Electric car charging points.

Vital Info:

- Minimum term of 3 years
- Annual breaks with 6 months' notice
- Rent @ £16 per sqft
- Service Charge estimated @ £6.50 per sqft
- The property has an Energy Performance Rating (EP
• C) of 2 (A rating)
- Parking available, 1 permit per 270 sqft
- Electricity usage metered by demise
- Full fibre broadband infrastructure terminates in cabinet in demise.
- Broadband provider arranged by tenant
- Business Rates arranged between tenant and council.
- Each party to bear their own legal costs.
- All figures quoted are exclusive of VAT



Available Spaces:

First Floor	Unit 23	786 sqft	73 sqm
	Unit 32	483 sqft	45 sqm
	Unit 33	542 sqft	50 sqm
	Units 34 & 35	1,023 sqft	95 sqm

For further information or arrange a visit contact Duncan Gardner on 07748 682 290 or im@uwtsd.ac.uk