

TO LET - OFFICE

FINANCE BUILDING

Singleton Park, Swansea, SA2 8PP



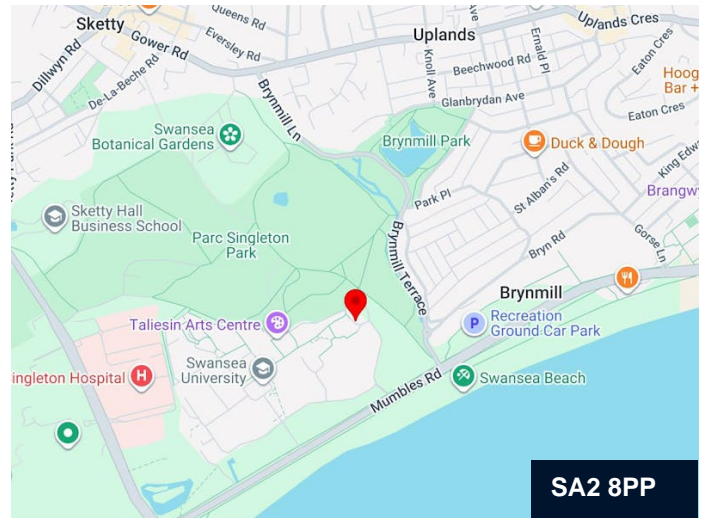
Key Highlights

- 845 Sq. Ft. up to 8,103 Sq. Ft.
- Raised Floors
- Passenger Lift
- Available as Whole or Part
- Car Parking
- LED Lighting

2 Kingsway
Wales CF10 3FD

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Description

The Finance Building comprises a 3 storey, detached office building located within the eastern fringes of the Singleton Park University Campus. The property is located adjacent to the historic Singleton Abbey building and benefits from attractive views over Swansea Bay.

The property provides modern accommodation with a specification including: raised floors; LED lighting; carpeted floors; lift; shower, and male and female wc's. The ground floor is laid out in a mainly cellular configuration with the upper floors providing a more open plan configuration.

On site parking is available by way of a separate licence.

Location

The Finance Building is located within the Swansea University Singleton Campus, which is located approximately 1.85 miles from Swansea City Centre. Swansea benefits from excellent amenities including bars and restaurants as well as a range of local and national retailers.

The property is conveniently accessed via the A4067 Mumbles Road with J42 of the M4 approximately 6.8 miles away. Swansea Railway Station is located approximately 2.3 miles from the property where there are regular services to Cardiff, Bristol and London Paddington.

Swansea Bay Beach is only a short walk from the property with the popular resort of Mumbles being 2.7 miles away.

Contact

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Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,607	242.20	Available
1st	2,812	261.24	Available
2nd	2,684	249.35	Available
Total	8,103	752.79	

Terms

The property is available to let for a term to be agreed.

Consideration will also be given to letting the building in part or whole floors. Further details on request.

Rent

Further details are available on request.

Service Charge

In the event the property is multi-let then a service charge will apply.

Business Rates

The tenant will be responsible for business rates. Further details are available on request

EPC

D rating

Viewings

Via Savills

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