

TO LET

# 50a Wind Street

Swansea, SA1 1EF



## Key Highlights

- Close to local amenities including parking
- 9,104 sq.ft
- Lift access
- LED lighting
- City centre location
- 2nd floor offices

2 Kingsway  
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## DESCRIPTION

50a Wind Street is a modern four-storey mixed use building with leisure use on the lower floors and offices above. The second floor offices are extensively partitioned to provide a mix of offices, meeting rooms and break out space. The property provides high quality office space with a specification including:

- Suspended ceilings
- Recessed lighting
- Kitchen facilities
- Raised floors
- 1 passenger lift
- Male, female and disabled WC's

## ACCOMMODATION

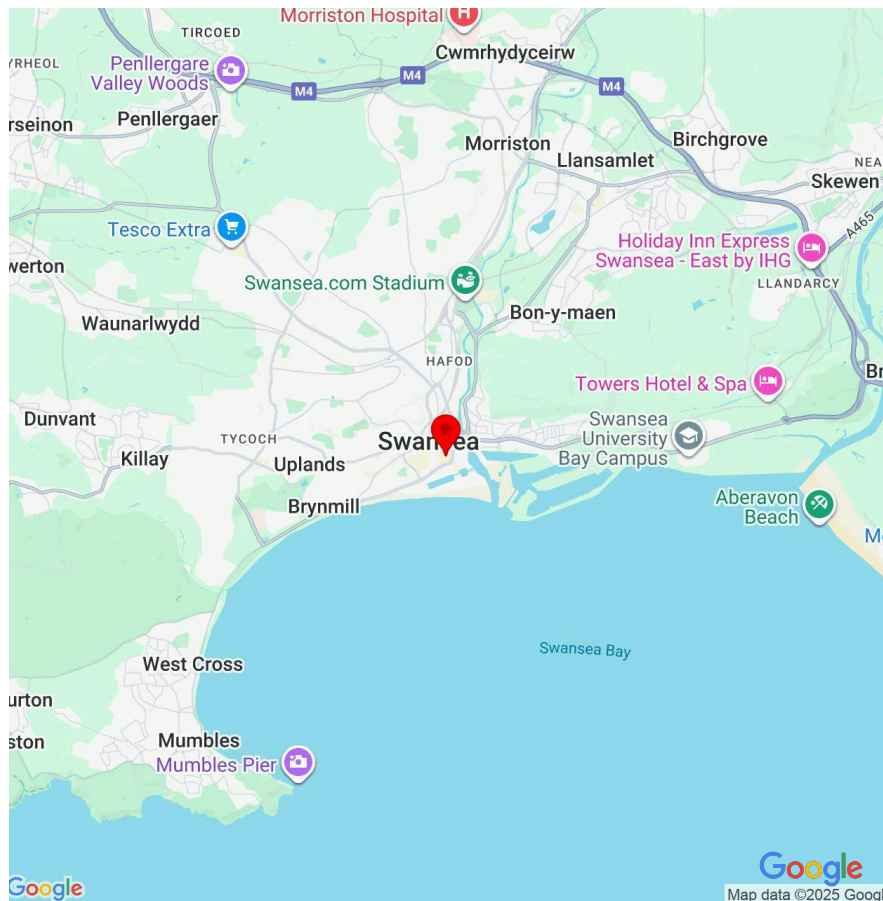
The accommodation comprises the following areas:

FLOOR AREA	SQ FT	SQ M
2nd	9,104	846

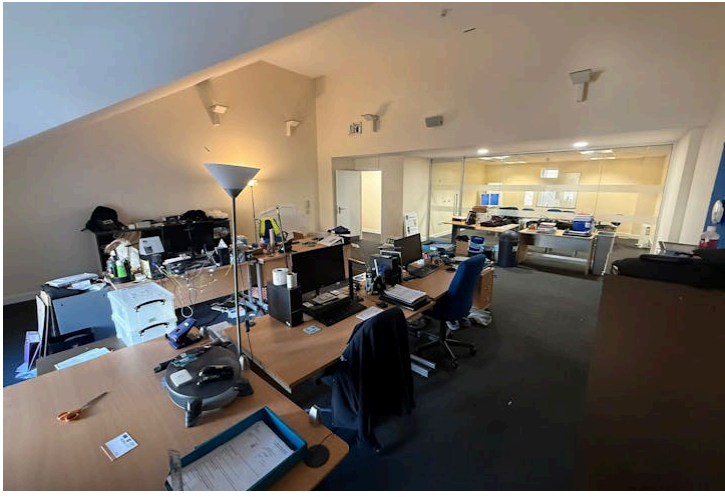
## LOCATION

The office is located on Wind Street, one of Swansea's premier retail and mixed use locations. The suite is within easy walking distance of both the railway and bus stations. Situated within Swansea City Centre's main retail core, the area is home to a variety of well-established retail, restaurant, and office occupiers.

The offices are accessed via a lane between Nando's and Bamboo Beach Bar.



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## VIEWINGS

Strictly via Savills or our joint agents Hunt and Thorne.

## LEGAL COSTS

Each party to bear their own.

## BUSINESS RATES

Information available upon request.

## LEASE TERMS

The office is available to let by way of a new lease for a term to be agreed. Further details of request.

## EPC

C - 59 Certificate available upon request.

## RENT

£6.00 per sq.ft

## CONTACTS

For further information please contact:

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