

Offices

savills

Conwy House, Castle Court, Phoenix Way, Enterprise Park, Swansea, SA7 9LA savills.com



TO LET

- From 254.48 sq m (2,739 sq ft) up to 1,983.83 sq m (21,354 sq ft)
- Flexible lease terms available
- Good quality offices
- Excellent car parking facilities

For Further Information:

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Contact:
Sam Middlemiss
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Location

Castle Court is ideally situated within Swansea Business Park, benefitting from easy access of both Swansea city centre and the M4. The property is only 3 miles from Swansea Central railway station which offers regular services to Cardiff and London, while junction 44 of the M4 Motorway is just 2 miles to the East. The property benefits from a range of nearby amenities, including a Mercure Hotel, Tesco Superstore and Costa Coffee.

Description

Castle Court comprises of two modern office buildings, Conwy and Cardigan House. The available accommodation in Conwy House is situated on the ground floor and 1st floors, with access provided via a shared entrance lobby. The office comprises good quality, open plan office accommodation suitable to a range of occupiers. The specification includes gas central heating, air conditioning in part, suspended ceilings with recessed lighting, kitchen facilities and in floor trunking.

Accommodation

The available accommodation has the following area:

	Sq M	Sq Ft
Ground Floor		
Suite A	426.14	4,587
Suite B:	281.87	3,034
Suite C:	243.49	2,621
1st Floor		
Suite A:	496.01	5,339
Suite B:	281.86	3,034
Suite C:	254.46	2,739
Total:	1 983.83	21,354

Parking

There is parking for up to 75 vehicles available on site..

Rent

£6.00 per sq. ft. / £11.50 per sq. ft. (refurbished)

Business Rates

Interested parties should make their own enquiries with the local rating authority on 01495 866222.

Terms

The offices are available to let by means of a new lease for a term to be agreed. Further details on request.



Service Charge

A service charge is payable. The current service charge budget is £2.69 per sq ft.

EPC

84 (D-Rating)

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party to bear their own legal costs.

Viewings

Strictly by appointment via Savills or with joint agent Lambert Smith Hampton.

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