

ALL ENQUIRIES

3 SANDRINGHAM PARK



OFFICES / CALL CENTRE

10,000 - 30,000ft²

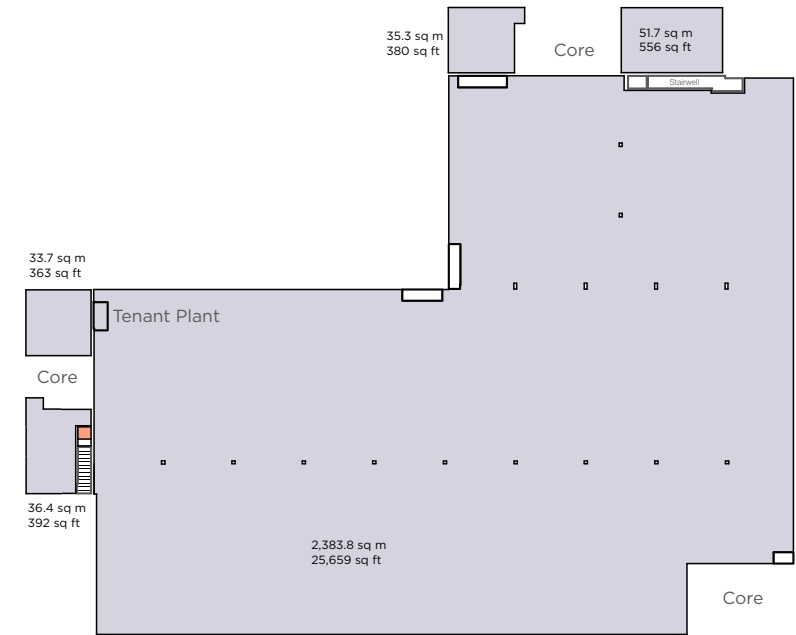
- 152 car parking spaces
- 1 mile from J44 & J45
M4 motorway

Swansea SA6 8AJ

3 SANDRINGHAM PARK

Sandringham Park is situated in Swansea Vale, an extension to Swansea Enterprise Park, which was established in the mid-1980's and comprises 775 acres of commercial development. Sandringham Park is within the second phase of Swansea Enterprise Park, which provides a further 335 acres of mixed use commercial, residential and leisure facilities.

The property is located six miles north of the city centre, close to the M4 motorway between junctions 44 and 45, some 0.5 miles (0.8 km) to the south via the A4067 dual carriageway from junction 45. Occupiers include Admiral and DVLA.



DESCRIPTION

The property comprises a self-contained detached office building constructed in the 1990s. The predominantly single storey building is "L" shaped in configuration and comprises ground and first floor offices. The building is of steel frame construction with a shallow pitched roof and brickwork elevations. There is good natural light through double glazed aluminium powder coated windows.

INTERNAL SPECIFICATION

- raised access floors
- suspended ceilings incorporating recessed lighting
- gas fired perimeter central heating
- air conditioning
- dedicated server room
- male / female and disabled WCs
- kitchen/breakout areas

PARKING

There are 152 car parking spaces located around the perimeter of the building which equates to a ratio of 1:197 psf.

EPC

The property has an EPC rating of E.
A copy of the EPC certificate can be downloaded from the website.

LEASE

The property is available on a flexible FRI lease at a quoting rent of £7.50 per sq ft exclusive.

SERVICE CHARGE

A service charge is payable for the joint maintenance of the shared access road.

VAT

Our client reserves the right to levy VAT on rental and service charge payments.

RATES

The property has a Rateable value of £285,000.
The current UBR (2014/15) 47.3p

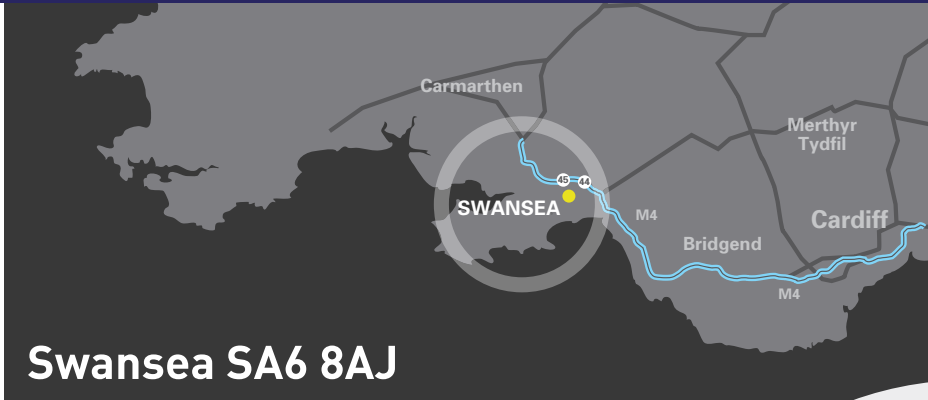


- 1 SANDRINGHAM PARK
- 2 Bestways
- 3 DVLA
- 4 Avarto
- 5 Admiral
- 6 Gower College
- 7 Liberty Stadium
- 8 Morfa Retail Park
- 9 Tesco
- 10 Asda
- 11 Greggs
- 12 Burger King
- 13 McDonald's
- 14 Ramada Jarvis Hotel
- 15 Premier Inn Swansea North

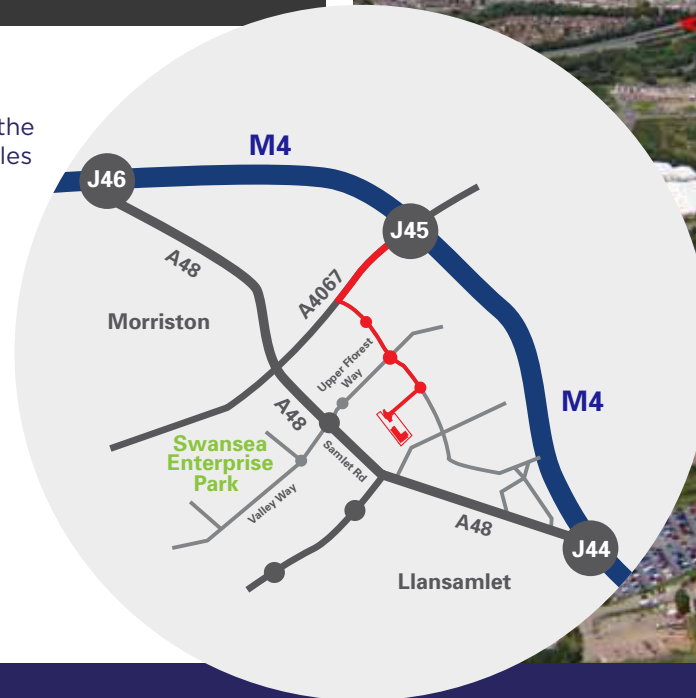
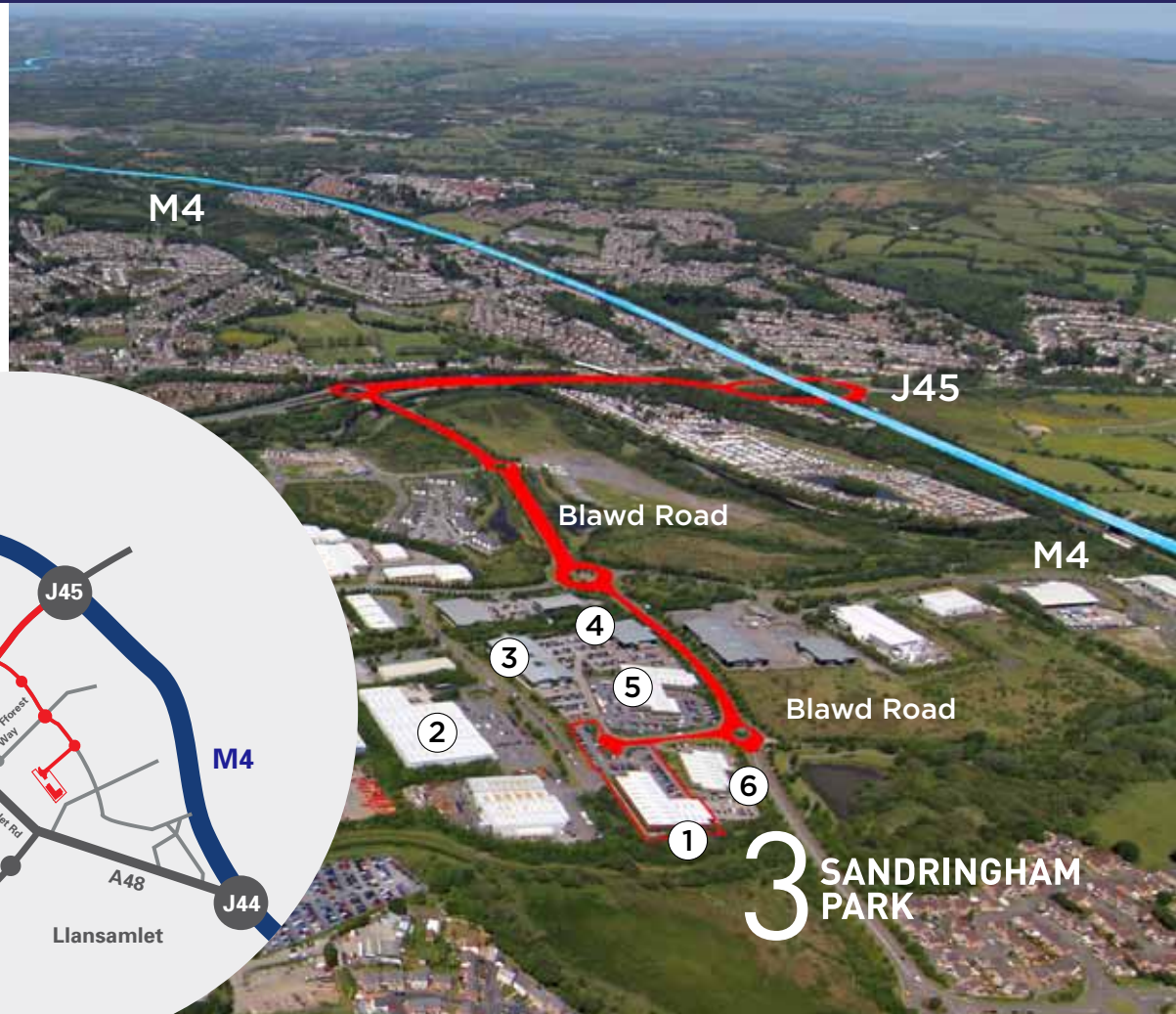
← Llansamlet Train Station 2 miles

Blawd Road

Blawd Road



Swansea SA6 8AJ



Location

Swansea is the second largest city in Wales and is the commercial and administrative centre for West Wales with a population of 230,000. The city has a catchment of circa 1.5 million people within an hours drive in South West and West Wales.

The city is located on the northern shores of the Bristol Channel, approximately 85 miles (136 km) west of Bristol. 42 miles (67 km) west of Cardiff and 185 miles (297 km) west of London. Swansea benefits from excellent road communications being situated approximately 5 miles (8 km) south of the M4 motorway.

The city also has a mainline station that provides a regular direct fast service to London Paddington in less than 3 hours.

ALL ENQUIRIES

HUW THOMAS
029 2046 0152
www.huwthomascpc.com

**Lambert
 Smith
 Hampton**
01792 702800
www.lsh.co.uk

Huw Thomas
huw@huwthomascpc.com

Tom Rees
trees@lsh.co.uk

- ① 3 Sandringham Park
- ④ Avarto
- ② Bestways
- ⑤ Admiral
- ③ DVLA Contact Centre
- ⑥ Gower College

Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

www.3sandringhampark.co.uk