

**MATRIXONE**

SWANSEA - SA6 8RE

**TO LET**

**FULLY REFURBISHED GRADE A OFFICES**

**UP TO 30,000 SQ FT**



## WELCOME TO **MATRIX ONE**

A Grade A office building offering modern flexible open plan accommodation on 3 floors around a central full height atrium.





## SPECIFICATION

High quality office space which includes the following

- Full height reception area
- Four pipe fan coil air conditioning/comfort cooling
- Fully accessible raised floors
- Suspended ceilings with recessed lighting
- Fully carpeted
- 2 passenger lifts with internal and external views
- 24 hour access
- Building alarm with 24 hour key holder response
- Door entry system
- Male, female and disabled WCs
- Showers

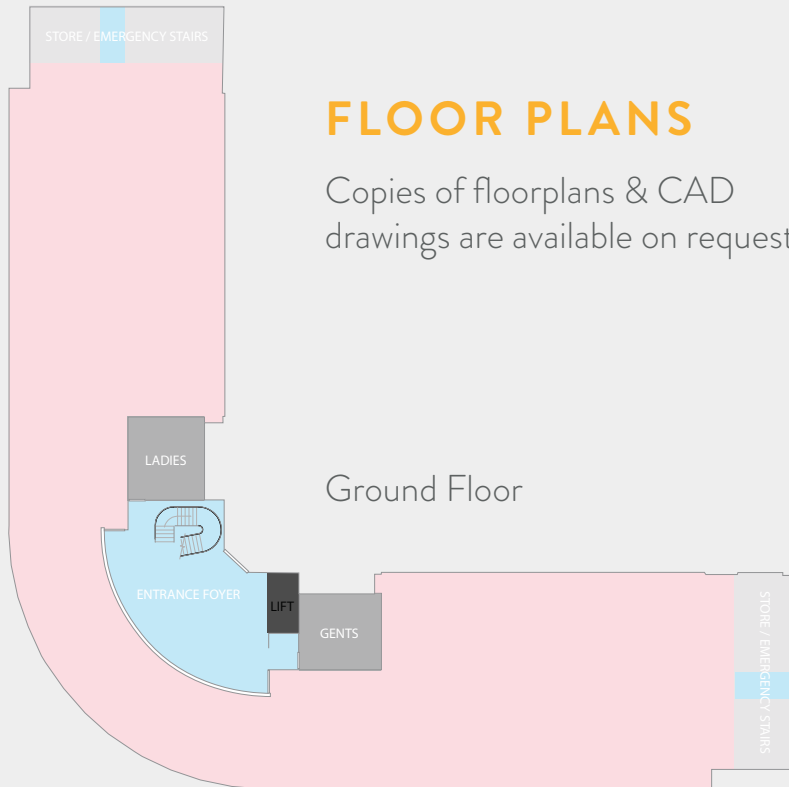
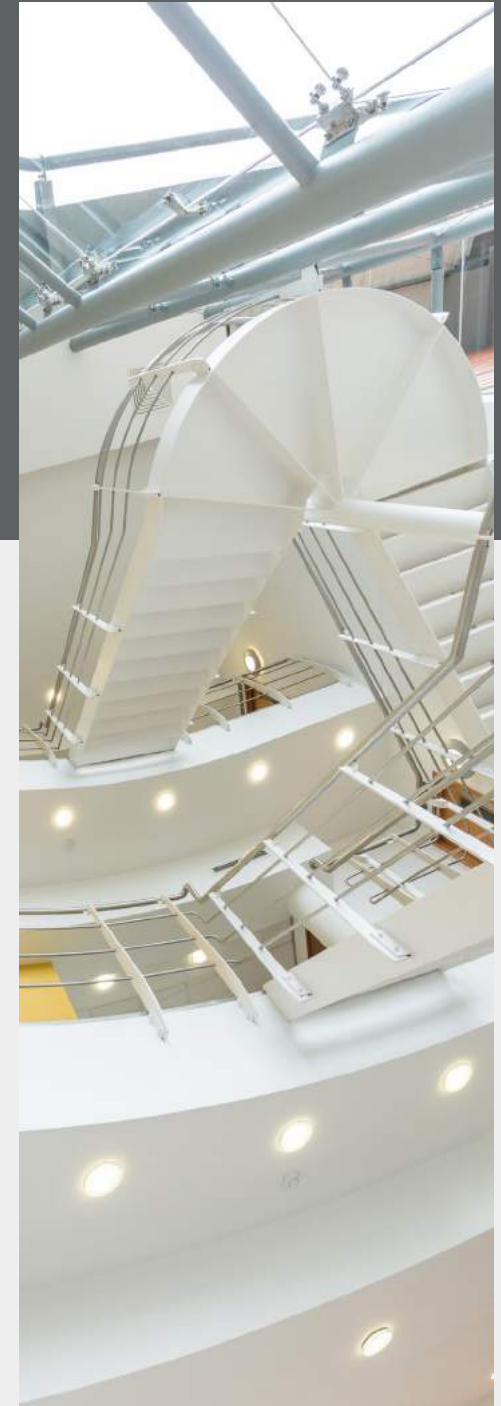


## CAR PARKING

Matrix One offers generous on site car parking (1:250 sq ft)

- 116 car parking spaces, including 8 disabled
- 5 bike racks





## FLOOR PLANS

Copies of floorplans & CAD drawings are available on request

## ACCOMMODATION

Matrix One comprises three floors of office space

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground	865	9,307
First	880	9,473
Second	880	9,473
Total	2,625	28,253

The above area has been estimated in accordance with IPMS 3 (November 2014).



## AVAILABILITY

The offices are available as a whole, on a floor by floor basis, alternatively, the floors can be subdivided.

## LEASE / RENT

The property is available on a new effective full repairing & insuring lease.  
Rent on application.

## BUSINESS RATES

The current rates payable equate to approximately £5.25/ft<sup>2</sup> (2016/17).

## SERVICE CHARGE

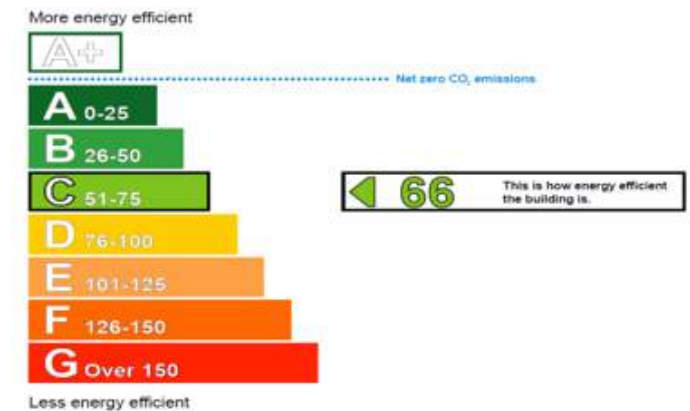
All tenants will be responsible for a fair proportion of the landlords service charge - further details on application.

## GRANTS

The property is situated in a Tier One area for financial assistance subject to job creation criteria - further details available from The Welsh Assembly Government.

## EPC

The property has an EPC rating of 66(C)





## LOCATION

Situated in the heart of the Swansea Business Park, Matrix One offers superb open plan, modern accommodation within easy access of both Swansea city centre and the M4. Swansea is the second largest city in Wales with a local population of 239,000 (2011 Census) and a catchment of 1.5 million within an hour's drive. Swansea is the administrative and commercial centre for the South West Wales region.

Matrix One is situated only 2.7 miles from Swansea Central railway station which offers regular services to Cardiff and London with the quickest journey time to London of under 3 hours. Swansea benefits from two universities, Swansea & UWTSD with a population of over 10,000 students.

## DRIVE TIMES

Travelling times and distance to Swansea Enterprise Park

	Distance	Time
Llanelli	12 miles	30 mins
Cardiff	41 miles	55 mins
Bristol	79 miles	1.5 hours
London	186 miles	3.5 hours

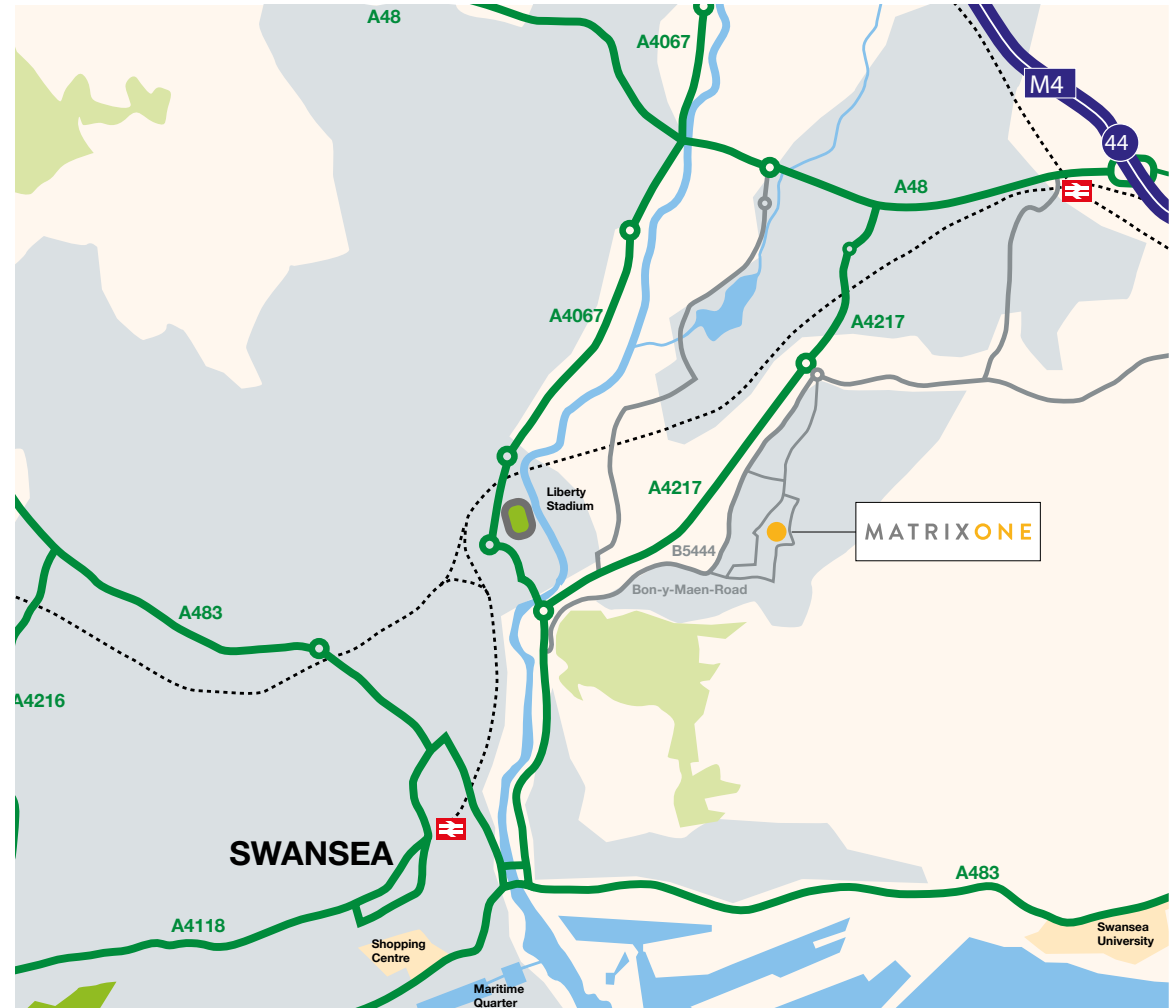
## TOWN CENTRE DISTANCE

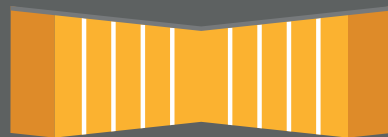
Travel time from Matrix One to Swansea Town Centre

Driving	3 miles	13 mins
Cycling	3 miles	18 mins

## POPULAR LOCATION

Matrix One is situated in the centre of Swansea Enterprise Park with a variety of national and international companies in the surrounding area





**MATRIXONE**

NORTHERN BOULEVARD, MATRIX PARK, SWANSEA SA6 8RE

**VIEWING**

Strictly by appointment through the joint agents.

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