

RETAIL WAREHOUSE TO LET / FOR SALE

UPPER FFOREST WAY
LLANSAMLET
SWANSEA
SA6 8PJ



LOCATION

The property is located adjacent to the junction of Upper Fforest Way, Samlet Road and Clase Road directly opposite Asda and close to other major retailers including Currys, PC World, Harveys and Maplins. The site is at the northern end of the area formally known as the Swansea Enterprise Park and this contains a range of other retailers including Tesco, Comet, Halfords, Focus etc.

DESCRIPTION

The whole property is a purpose built retail warehouse with on-site car parking on two sides of the building and separate rear servicing. Internally the unit is largely single storey with a mezzanine on the northern side of the unit.

ACCOMMODATION

Ground Floor	26,708 sq. ft
Mezzanine	7,813 sq. ft
Site Area	1.92 acres
Car-parking	Approx 120 cars

LEASE

The property is available on a new lease on terms to be agreed subject to 5 yearly upward only rent reviews on effective FRI terms.

RENT

On application

FOR SALE

Alternatively consideration would be given to the sale of the 125 year ground lease with a ground rent payable up to the higher of £20,000 or 10% of the ERV. Further details available upon request.

RATES

Rateable Value	£200,000
Rates Payable (2010/2011)	£ 81,800

Interested parties are advised to verify the above.

VAT

All figures quoted are strictly exclusive of VAT.

VIEWING

Strictly by appointment through this office or our joint agents.

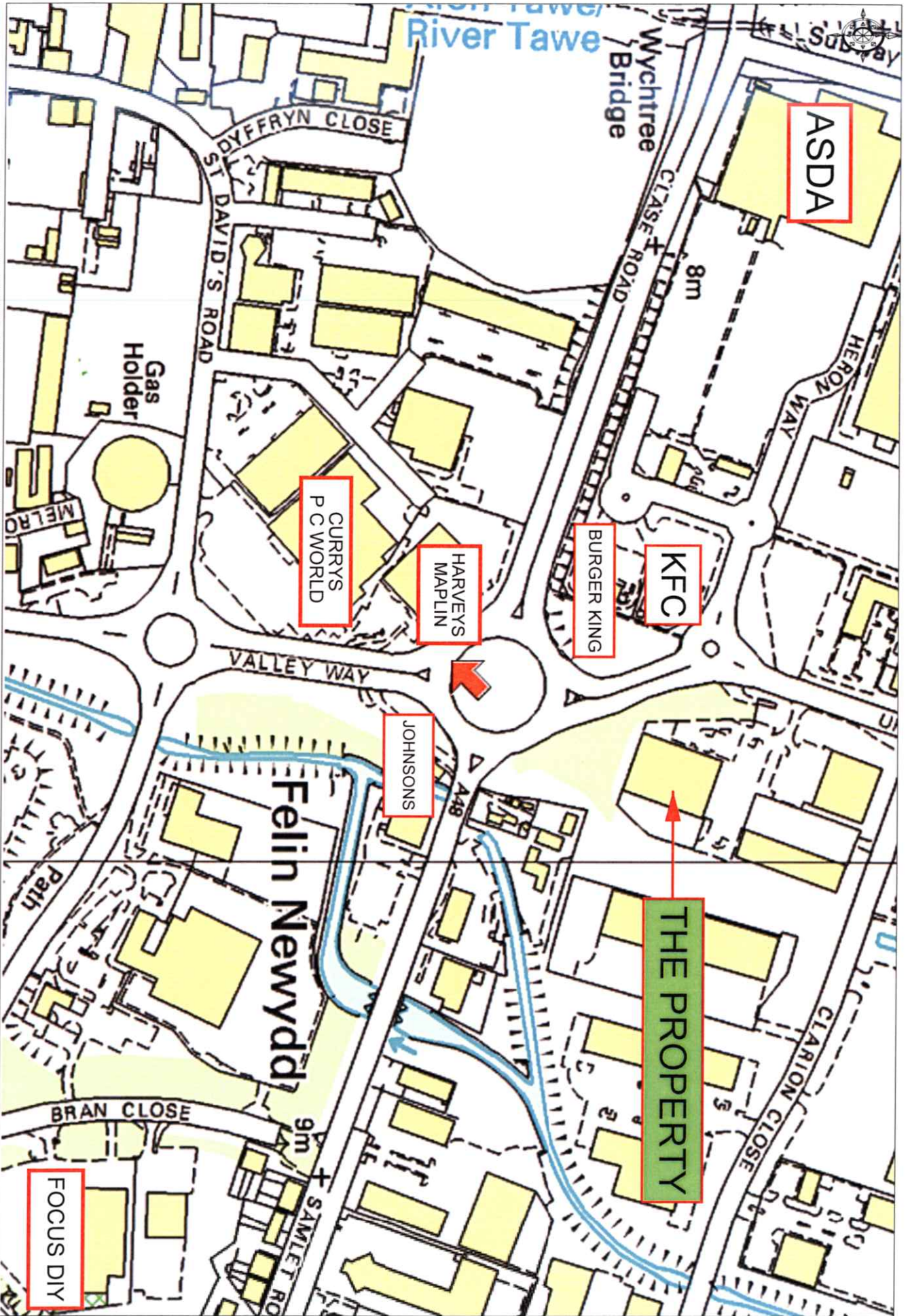
Contact:

Simon Watson James – EJ Hales
Tel: 029 20 347112
e mail: simon@ejhales.co.uk

Richard Ryan – Fletcher Morgan
Tel: 029 20 378921
e mail: richard.ryan@fletchermorgan.co.uk

SUBJECT TO CONTRACT

September 2010



ASDA

KFC

BURGER KING

HARVEYS
MAPLIN

CURRYS
P.C WORLD

JOHNSONS

THE PROPERTY

FOCUS DIY