



UPPER FLOOR OFFICES
TO LET
Flexible Terms

53A The Kingsway
Swansea
SA1 5HQ



LOCATION

The premises are situated on The Kingsway, directly opposite a busy pedestrian crossing. The Kingsway comprises a number of different uses including retail, offices, restaurants and banks.

The location of the property is shown on the attached plan for identification purposes only.

DESCRIPTION

The self-contained offices are situated at first and second floor levels with a direct access from The Kingsway.

ACCOMMODATION

The accommodation comprises the following approximate floor areas:-

First Floor	127.3m ²	1,371 sqft
Second Floor	27.5m ²	296 sqft
Total	154.5m²	1,667 sqft

LEASE

The premises are available on flexible terms, further details on request.

RENT

On application.

RATES

Our inspection of the rating list shows the following assessment for the subject property:-

Rateable Value	£5,000
Rates Payable (2022/23)	£2,675

We understand that the property will qualify for Small Business Rates Relief in Wales

We recommend that Interested parties make their own enquiries of the Local Authority to confirm the figures given above.

VAT

All figures quoted are strictly exclusive of VAT where applicable.

EPC

An EPC for the premises is available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs in the transaction.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, E J Hales will require any tenant / purchaser to provide proof of identity along with any other required documents.

VIEWING

Strictly by appointment through the letting agents, E J Hales, contact:
Philip Gwyther • Tel: 07775 910994 • E-mail: philip@ejhales.co.uk

E J Hales and the Vendor take no responsibility for any error, mis-statement or omission in these particulars. Measurements are approximate and for guidance only. These particulars do not constitute any offer or contract and neither E J Hales nor anyone in their employ have any authority to make any representation or warranty in relation to the property.

