

FOR SALE/TO LET

**Beaufort House, Beaufort Road, Plasmarl,
SWANSEA, SA6 8JG**

Detached 2 storey office building

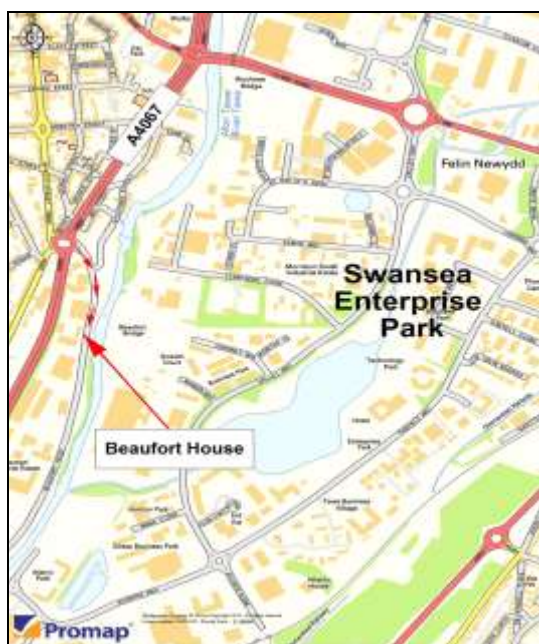


- **Accommodation Of 495 sq.m. (5,335 sq.ft.)**
 - **Dedicated Car Parking Spaces**
- **Situated Within Popular Business Location**
- **Close proximity to A4067 To City Centre**

Location (SA6 8JG)

The property is located on Beaufort Road which is off the main A4067 in the Plasmarl area north of the city. The A4067 links the city centre with junction 45 of the M4. The property is about 2 km south of the M4 and about 2 km north of the city centre.

Beaufort Road runs parallel with the A4067 and the Tawe River in a north south direction. There are a variety of mixed commercial uses in the area including office users, vehicle sales, tool hire, vehicle workshop, and trade counter premises.



Description

The property comprises a detached 2 storey office building dating from the 1980's which benefits from the following:

- Brick external elevations;
- Secure door access and alarm system;
- Lobby/reception;
- Varying sized offices throughout;
- Air conditioning/comfort cool system;
- Kitchen & WC facilities;

Accommodation (Net Internal Areas)

Ground Floor 246 sq.m. (2,651 sq.ft.)

Inc: 9x offices/Kitchen/Lobby/wcs

First Floor 293 sq.m. (3,159 sq.ft.)

Inc.: 9x offices/stores/kitchen/wcs.

TOTAL NIA 539 sq.m. (5,810 sq.ft.)

Mains Services

Mains electricity, gas, drainage and water are connected to the premises.

SUBJECT TO CONTRACT – MAY 2021

Service Charge

An apportioned service charge will payable to contribute towards maintenance and upkeep of the common parts.

Energy Performance Certificate (EPC)

The property has been assessed and has an EPC rating of 64 which is within band 'C'.

Tenure

The property is held by way of a long 125 year long leasehold interest from 1982 from City & County of Swansea, on full repairing and insuring terms.

We understand that the current ground rent payable is £4,500 pa. which is reviewed every 5 years.

Terms

The property is immediately available with vacant possession and our clients will consider offers for their long leasehold interest in the whole of the property.

Alternatively they will consider a new lease for either of the available floors, or the whole of the property, on effective new full repairing terms for a length of lease to be agreed.

Business Support

For further information please contact:

Business Development Department at City & County Of Swansea Council on **01792 637 223** or invest@swansea.gov.uk

Alternately please also contact the Welsh Assembly Government (Flexible Support for Business) on **03000 60 3000**.

Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

VAT

All figures quoted are exclusive of VAT.

Viewing

For further information or to arrange an inspection please contact the sole agents:



Michael Bruce MRICS:

Mobile: 07920 144 603

michael@dipsurveyors.co.uk

IMPORTANT MESSAGE

DLP Surveyors Ltd gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information herein (whether text, plans or photographs) is given in good faith but should not be relied upon as being a statement of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any facilities are in good working order. 4. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is a reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.