

Lambert Smith  
Hampton

01792 702800

AXIS 17 AXIS COURT MALLARD WAY SWANSEA VALE SWANSEA SA7 0AJ

## Office Property

Refurbished Office Suite

# To Let

1st & 2nd Floors, 11 College Street, Swansea SA1 5AF

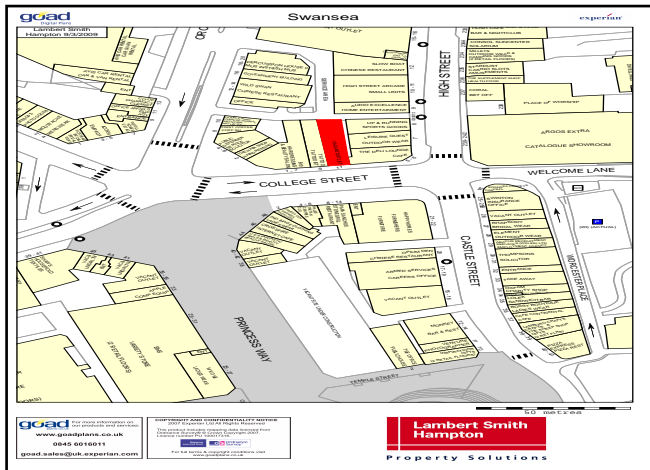


- 100.2 sq m (1,079 sq ft)
- Refurbished accommodation
- Cellular arrangement
- Self contained space with independent access
- Also available on floor by floor basis

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# 1st & 2nd Floors, 11 College Street, Swansea SA1 5AF

## Location



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The property is located in the centre of the City of Swansea, occupying a secondary retail position close to the junction of College Street and High Street.

A direct pedestrian access is provided from College Street, and there is car parking at the rear.

## Description

The suite provides refurbished accommodation, arranged in cellular format. Three rooms are provided on the 1st floor and a further three rooms on the 2nd floor. WC facilities are provided at each level.

The premises benefit from the following facilities/specification:

- Independant pedestrian access
- Carpet floor coverings
- Fluorescent lighting
- Cellular layout
- WC facilities on each level
- Central heating
- Two parking spaces

## Accommodation

The premises have the following Net Internal Area:

Floor Area	sq m	sq ft
1st Floor Offices	48.3	520
2nd Floor Offices	51.9	559
<b>Total</b>	<b>100.2</b>	<b>1,079</b>

## VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate. VAT will apply to this transaction.

## Legal Costs

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

## Rental

Asking rent of £10,000 pax.

## Lease Terms

The accommodation is available on a new Full Repairing & Insuring lease of flexible length to incorporate three yearly rent reviews.

If the accommodation is let on a floor by floor basis, an internal service charge will apply.

## Rates

Rateable value is £4,600. The UBR for Wales 2009/10 is 48.9p in the £.

## Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

### Roger Poolman

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### Tom Rees

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