

TO LET

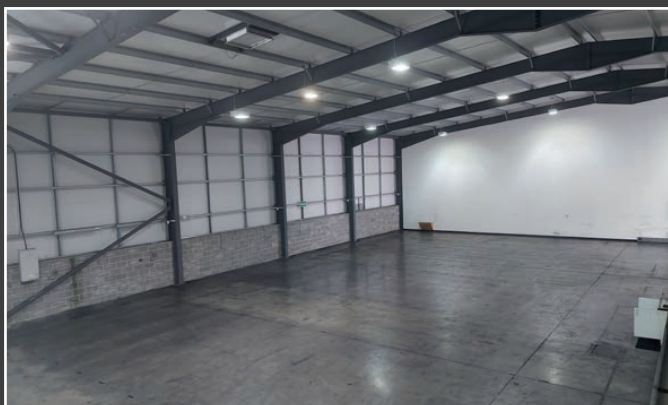
# OLYMPUS COURT

UNIT  
**B1**

MILLSTREAM WAY  
SWANSEA VALE  
SWANSEA  
SA7 0AQ



14,987 SQ FT (1,392.34 SQ M)



- MODERN INDUSTRIAL / WAREHOUSE UNIT
- CLOSE TO JUNCTIONS 44 AND 45 OF THE M4 MOTORWAY
- HIGH MINIMUM EAVES HEIGHT OF 6M

## LOCATION

The Property is located on the established Swansea Vale development, north of Swansea Enterprise Park and at the eastern end of Millstream Way. It is situated about four miles north of the city centre, near Llansamlet, on the eastern side of the A4067 and close to both Junctions 44 and 45 of the M4 Motorway.

## DESCRIPTION

The Property comprises an end of terrace industrial / warehouse unit with integrated two storey offices constructed in circa 2009. More recently, additional ground floor offices have been constructed with mezzanine floor above.

The building is of steel portal frame construction, with blockwork walls, overlaid externally with composite cladding panels. The roof is pitched and surfaced with profiled sheet cladding incorporating translucent panels.

Internally, the unit is rectangular in shape split into two areas by partitioning. It is finished with a concrete floor, lighting, a single roller shutter door measuring 5.41m (h) x 4.5m (w). The minimum eaves height is 6m rising to 7.47m at roof apex.

The unit benefits from ground floor and first floor office / ancillary accommodation with suspended ceilings and walled mounted radiators. Kitchen/canteen, male, female and disabled toilets are included.

Externally, there is delineated car parking including disabled parking bays and a concrete loading apron. Bicycle storage racks are positioned directly outside the unit.

## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (Edition VI) and has the following areas:

Description	FT <sup>2</sup>	M <sup>2</sup>
Unit B1	14,987	1,392.34

All measurements are approximate Gross Internal Areas.

## SERVICES

We understand that mains electricity, water and sewerage services are connected to the property. We have not tested any the service installations. Prospective tenants must satisfy themselves independently as to the state and condition of such items.

## PLANNING

We understand that the property benefits from planning consent for industrial and distribution use. However, we recommend that interested parties make their own enquiries with the local planning authority.

## TERMS

The property is available on a new full repairing lease.

## RENT

£85,000 per annum (£5.67 per sq ft).

## SERVICE CHARGE

The service charge runs at approx. £1,212 (£0.08 per sq ft) for 2022/23.

## BUSINESS RATES

The Rateable Value is £62,000. Rates Payable for 2023/24 equate to £33,170 (£2.21 per sq ft).

Interested parties should make their own enquiries of the local rating authority (Swansea City Council) to ascertain the exact rates payable. A change in occupation may trigger an adjustment to the rates assessment.

## REFERENCES/RENTAL DEPOSIT

References and a rental deposit will be required.

## LEGAL COSTS

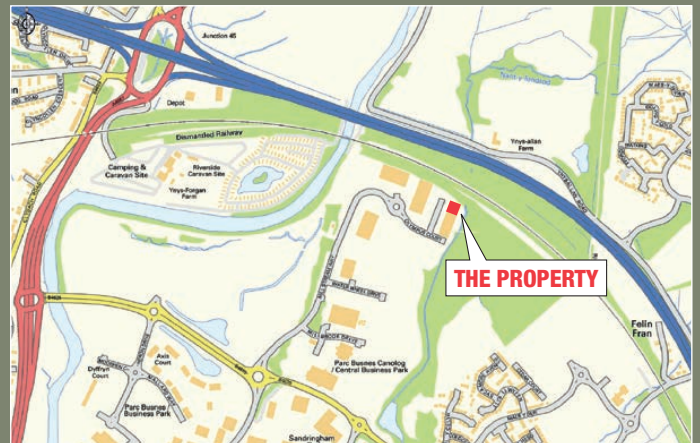
Each party to bear their own incurred in the transaction.

## AML

A successful tenant may be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.



Plans are for identification purposes only. Not drawn to scale.



## VAT

Under the Finance Acts 1989 and 1997, VAT maybe levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

## THE CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007

Please see [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

## ASBESTOS REGULATIONS

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

## ENERGY PERFORMANCE CERTIFICATES

An EPC has been commissioned and will be available shortly.

## SUBJECT TO CONTRACT

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## VIEWING ARRANGEMENTS/FURTHER INFORMATION

Alder King Property Consultants.



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