

TO LET

£1,100 pcm



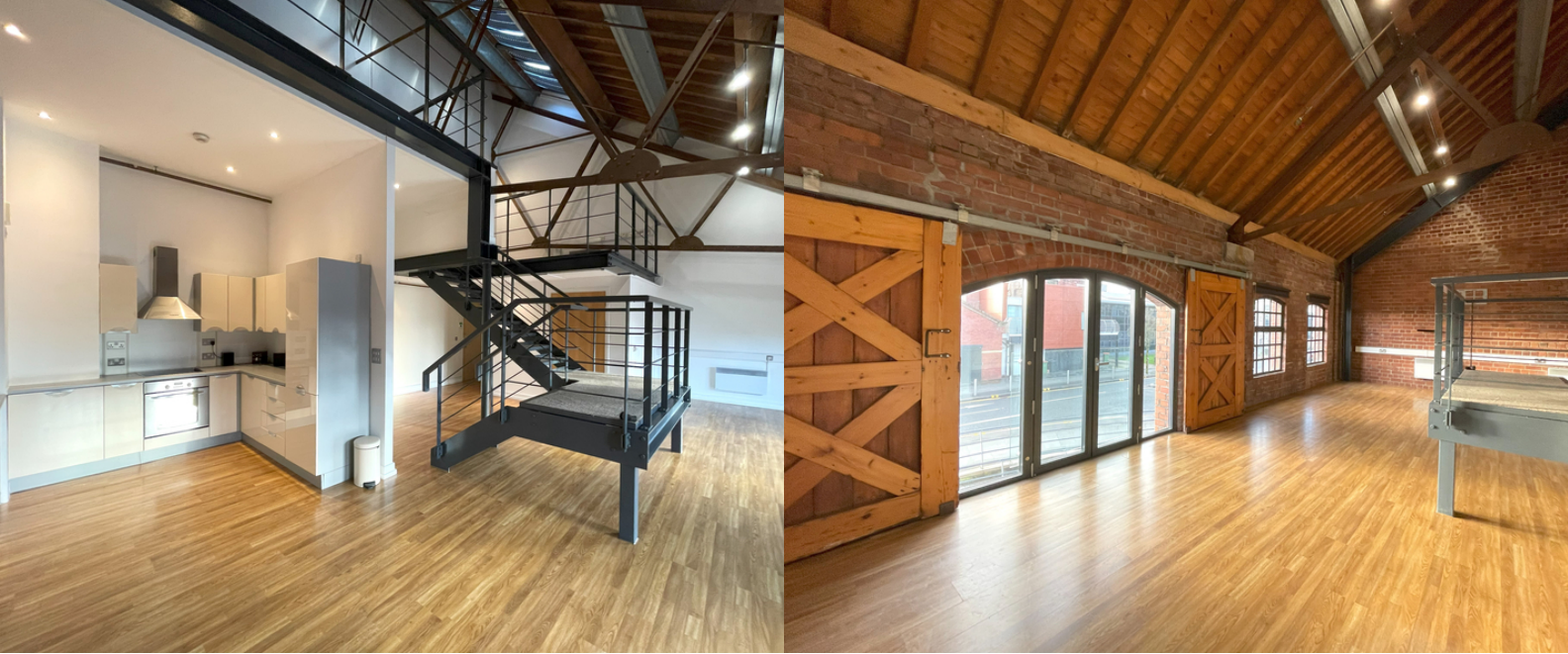
J Shed, Kings Road Swansea SA1 8PL

- Commercial or residential accommodation
- Situated within the Grade II listed J Shed
- Located in the popular SA1 Waterfront
- High quality finish
- Video intercom system
- Viewing highly recommended



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PROPERTY DESCRIPTION

Bay are proud to present for rental this executive quality, versatile office space. Located within the high profile SA1 Swansea Waterfront Development, this one bedroom suite is situated within the Grade II listed "J" Shed, which was previously used as a granary warehouse prior to conversion. Available unfurnished and situated on the first floor, the accommodation itself is open-plan and spans three levels. It briefly comprises a living area, adjoining fitted kitchen with integrated appliances (no washing machine), and separate bathroom with shower. Upstairs there is a mezzanine bedroom area and a top floor storage area (not for use as a bedroom). Within easy access of the M4 motorway, approximately four miles to the south of Junction 45 and four miles south west of Junction 44, the property has the added attraction of being located within a popular residential area with a variety of restaurants, bars, shops and supermarket. No lift access. No allocated parking (permit parking available, please make enquiries with council).



ROOM DESCRIPTIONS

Gross Internal Area

Gross Internal Area: 106.7 Sq. m (1149 Sq. ft)
All dimensions given are approximate and should be verified by the occupier prior to completion of the legal documentation.

Hallway

Entrance hallway with laminate flooring.

Office Suite

Laminate flooring. A range of ceiling spotlights. Aluminium framed double glazed doors to a Juliet balcony and windows, overlooking the Sail Bridge and River Tawe. Hardwood sliding shutters. Aerial points and a range of power points, installed at desk level. Slimline electric heaters. Carpeted staircase to upper levels.

Kitchen

Laminate flooring. Modern fitted kitchen with a range of wall and base units in cream and chrome, incorporating laminate work surface and sink and a half and drainer unit. Integrated oven and 4-ring halogen hob. Stainless steel extractor hood with downlighter. Power points. Extractor fan. Ceiling spotlights.

Bathroom

Stylish bathroom featuring a white three piece suite, comprising bath with glass shower screen, low level WC with button flush and pedestal wash hand basin with mixer tap. Partial wall tiling in gloss white. Mirror wall paneling. Extractor fan.

Bedroom with upper tier storage area

Open-plan, mezzanine area. Fitted carpet. Power points. Ceiling spotlights. Ladder to elevated storage area.

Tenure & Rates

Tenure: The suite is available on a new under lease, terms to be negotiated.

Service Charge & VAT: The ingoing tenant will be responsible for the service charge, levied for the upkeep of the communal areas. All figures exclusive of VAT, where applicable.

The Annual rates for 1.4.23 to 31.3.24 are based on a Rateable value of £10,500 and a Multiplier of 0.535 i.e. £5,617.50

The Service Charge is currently £842.59 per quarter. (£3,370.36 p.a.)

Interested parties are asked to verify this information by contacting the local authority.

EPC Exemption due to Listed Building Status





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