



THE REFINERY

SWANSEA ENTERPRISE PARK | SA7 9FJ

Newly Refurbished Business Space
Up to 47,007 sq ft



Refined Business Space.

Prime offices coming soon to Swansea.

- ▶ Prominently located Swansea Enterprise Park
- ▶ High profile building
- ▶ 47,007 Sq ft (4367 sq m) available on a new lease
- ▶ Up to 344 parking spaces at a ratio of 1:136 sq ft



reception

Reception

Welcome

The Refinery will be a fully refurbished office building offering 47,007 sq ft of contemporary office space. Set within Swansea Enterprise Park the building is perfectly located for all business and lifestyle requirements.

THE REFINERY





Swansea | SA7 9FJ

Location

The property is located on Swansea Enterprise Park, a well-established and recognised commercial destination. The Park is an attractive location for both public and private sector occupiers, and is home to the following; HM Land Registry, Royal Mail, NFU Mutual, Barclays and Lloyds Bank.

Swansea train station is located 2.5 miles away and provides a regular service East to Cardiff and onwards to London Paddington, as well as serving West Wales. Convenient M4 access is offered via J44 and J45, located 5.5 miles and 8 miles away respectively.

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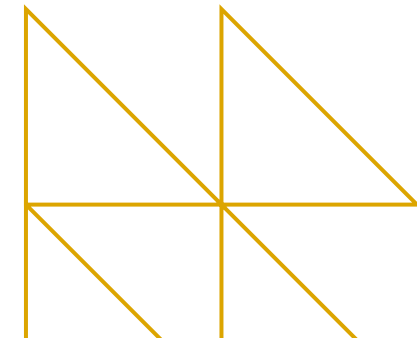
- 01 Mercure Hotel Swansea
- 02 Royal Mail
- 03 Land Rover
- 04 Tesco Extra
- 05 Aldi
- 06 McDonalds
- 07 Starbucks
- 08 Morrisons
- 09 Asda Swansea
- 10 Recreation Area



THE REFINERY



Location





reception

Flexible space for creative fit-outs

The building is undergoing an extensive refurbishment, evolving into a stunning and contemporary workplace environment.

THE REFINERY



Floor:

G

Availability:

3,022 – 14,900 sq ft

Specification:

- ▶ New heating and cooling AC (SPEC TBC)
- ▶ New entrance lobby
- ▶ New breakout area
- ▶ Refurbished WCs in each wing and central core
- ▶ Air Conditioning
- ▶ Raised Floors
- ▶ Suspended ceilings
- ▶ Gas Heating
- ▶ 2x 8 person lifts
- ▶ Shower facilities
- ▶ Bike storage
- ▶ Car charging points



availability

Floor:

01

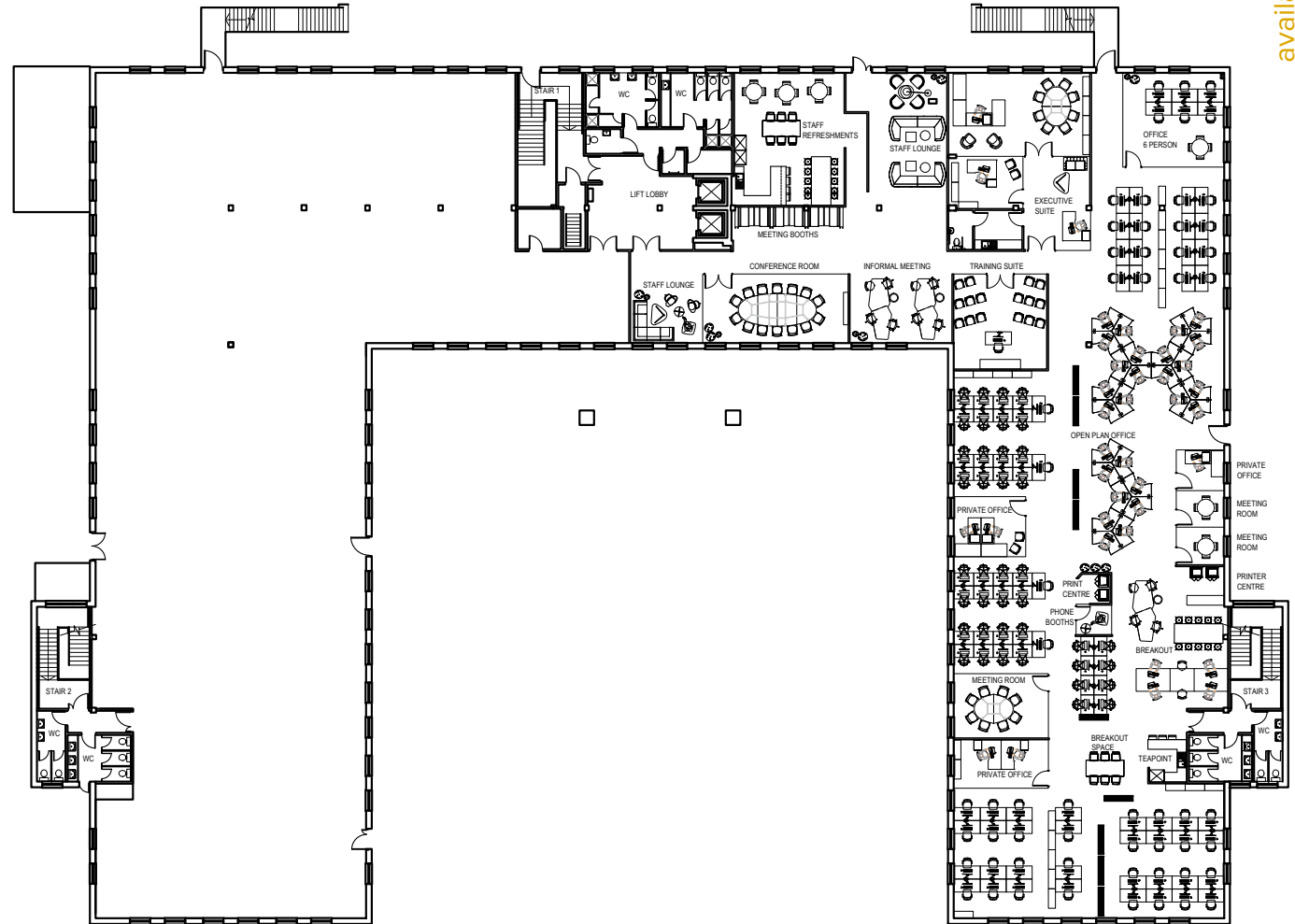
Availability:

23,936 sq ft

Indicative Layout:

The landlord can offer a turn key solution to provide fully fitted out office accommodation.

Indicative Layout:



availability

Terms:

The office accommodation is available to lease on new effective full repairing and insuring lease for a term to be agreed. Alternatively the long leasehold interest is available to purchase. Further details available on request.

Rent: £11 psf

Price: available on request

Parking: 344 / ratio of 1:136

EPC: TBC

Service Charge:

A service charge is payable on a pro rata basis for the maintenance and upkeep of the common areas and external area.

Rates:

The tenant will be liable for business rates. Interested parties are advised to make their own enquiries to Swansea Council non-domestic rates department.

VAT :

The building is elected for VAT that will be charged on rent and service charge at the standard rate.

For further information please contact our agents below:

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