



The Palace Theatre -

Grade A Office Space

Redevelopment Underway

TO LET - £150,000 per annum

- Circa 1200m² net internal area of high-quality open plan flexible commercial office space.
- Designed to be sub-let to multiple tenants on terms that can vary from hourly to long term.
- Retention and restoration of the 132 year old theatre's original historic features, both externally and internally.
- To include a small conference facility which could also accommodate small scale performances.
- High Tech services to accommodate the modern flexible office use.
- Target completion date of Autumn 2022



Current Condition



Description

The City and County of Swansea is carrying out a full redevelopment of the Historic Palace Theatre to transform it into modern Grade A Office Accommodation. A multi-disciplinary design team has been appointed to maximise the buildings potential.

The property is a Grade II listed building originally constructed in 1888 as a music venue and the refurbishment of the building will provide efficient modern office space within a beautiful, iconic and historically significant structure.

The property is conveniently located at the Northern end of Swansea's High Street a short walk from Swansea Railway Station, High Street Multistorey Car Park and City Centre.

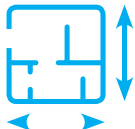
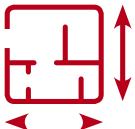



Terms

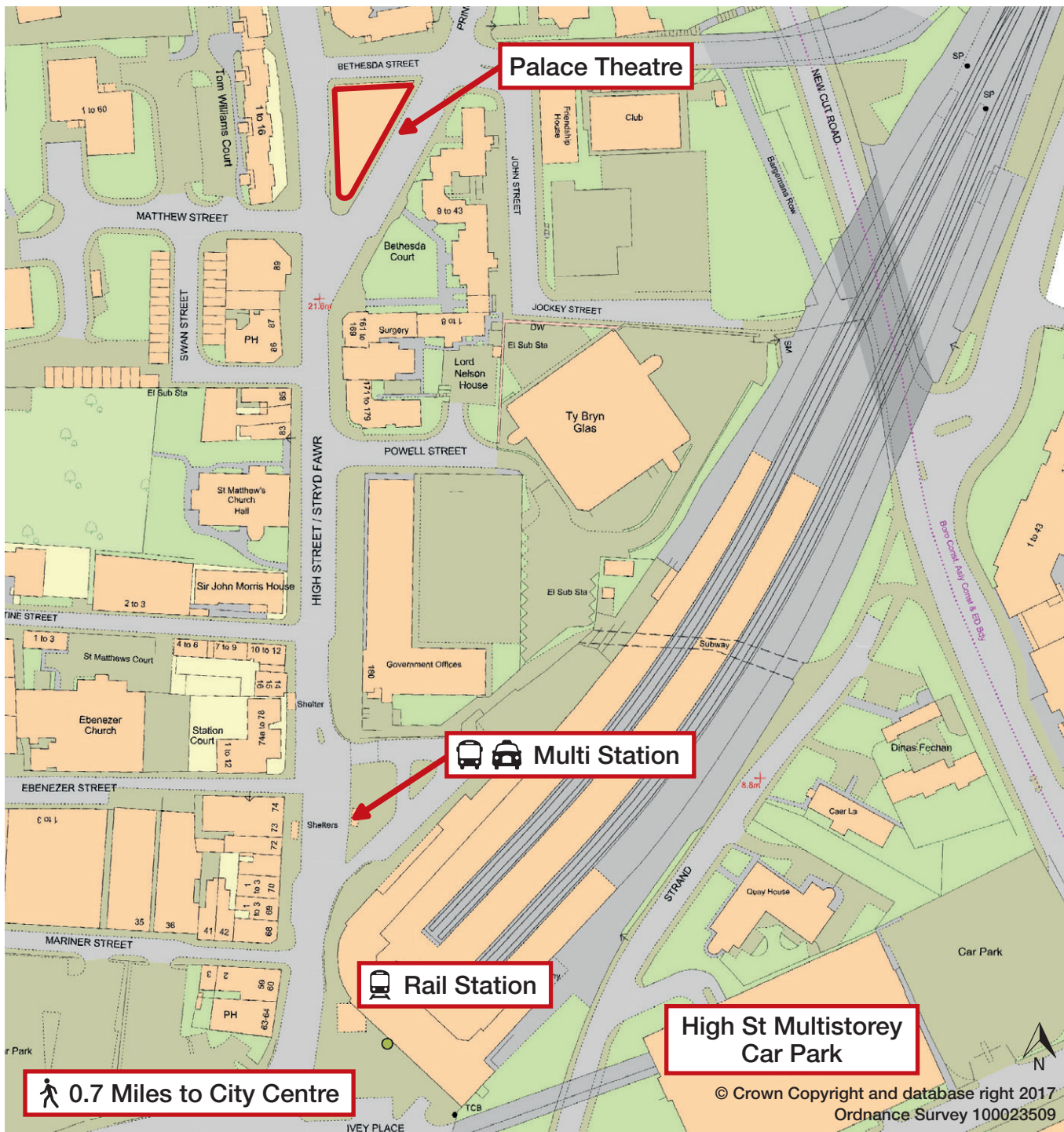
The Council is looking for a tenant to take a fully repairing and insuring lease of the property once refurbished at a rent of £150,000 per annum. Detailed planning permission is yet to be obtained but the new use will provide modern office space with an infrastructure suitable for providing fully serviced flexible offices with private space, collaborative working space, meeting space and integrated social spaces suitable for short or long term leasing.

Full details of the current proposed design are available for further discussion.

Floor Area

The property will provide approximately 1,200 square meters (12,916 square feet) of accommodation.

					
	Gross Internal Floor Area	Net Internal Floor Area	Workspaces	Meeting Rooms / Capacity	Cycle Storage
Third Floor	143.5.5m ²	15.9m ²	15 no.	0 no.	
Fourth Floor	296.8m ²	231.8m ²	26 no.	2 no. / 8 no.	
Second Floor	267.9.5m ²	192.2m ²	26 no.	2 no. / 8 no.	
First Floor	309.0m ²	222.5m ²	41 no.	1no. / 4 no.	
Mezzanine	80.8m ²	87.3m ²	2 no.	0 no.	
Ground Floor	345.5m ²	246.7m ²	24 no.	1no. / 6 no.	16 no. Staff 8 no. Visitor
Basement	348.1m ²	207.9m ²	0 no.	1no. / 10 - 35 no. 3 no. / 16 no.	
Total	1791.6m²	1204.3m²	132 no.	10 no. / 52-77 no.	24 no.



Timeline

The project is expected to be finished by Autumn 2022. If an agreement to lease is entered into relatively soon there may be an opportunity for the successful applicant to have some input into the design.

Energy Performance Certificate

Detail on energy efficiency to T.B.C

Business Rates

The property's rateable value is to be confirmed by the Valuation Office once the development is completed.

Interested Parties please contact;
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