HUNT& THORNE
CHARTERED SURVEYORS

01792 776600
huntandthorne.com

UNIT 2E
CRAMIC BUSINESS PARK
CRAMIC WAY
PORT TALBOT
SA13 1RU

Trade Counter/ Warehouse/ Workshop

TO LET

£40,590 PAX

- SUITABLE FOR A RANGE OF OCCUPIERS
- HIGH BAY INDUSTRIAL UNIT (MIN 5.8M EAVES)
- 754 SQ M (8,118 SQ FT)
- YARD AREAS AVAILABLE
- ESTABLISHED COMMERCIAL LOCATION
- FLEXIBLE LEASE TERMS AVAILABLE
- CLOSE TO J41 M4 MOTORWAY
- CLOSE TO PORT TALBOT PARKWAY STATION

AGENCY - PROPERTY MANAGEMNENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISTITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite 3, First Floor Copper Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9FG
1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive

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LOCATION
The premises are accessed off Hebron Way, via Cramic Way, approximately 0.5 miles south east of Port Talbot Town Centre. Good communications are provided to J41 of the M4 motorway and Port Talbot Parkway Railway Station.

Prominent occupiers in the immediate vicinity include LBS Builders Merchants, Port Talbot Justice Centre, TWI and Associated British Ports Development.

DESCRIPTION
A terraced high bay industrial unit. The property has undergone refurbishment of the external part of the premises with modern alloy cladding. Forecourt car parking and loading exists to the front.

ACCOMMODATION
754.15 SQ M (8,118 SQ FT)

RENT
£40,590 PAX

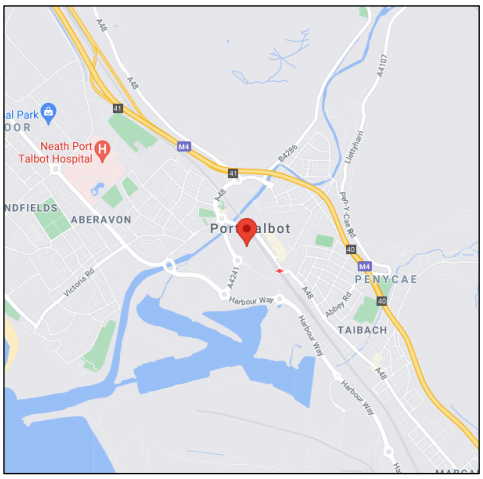
TERMS
Flexible lease terms

RATEABLE VALUE
A new rates assessment will be provided.
Interested parties are asked to verify this information by directly contacting the local rating authority.

SERVICE CHARGE & BUILDING INSURANCE
The Landlord to maintain the external common areas of the Estate and recover the proportional cost from the tenant. The Landlord to continue to insure the property and recover the premium cost from the tenant.

EPC
To be provided

VAT
All prices, premiums and rents are quoted exclusive of VAT.



VIEWING
For further information or to arrange a viewing, please contact the sole agents:

JASON THORNE
jason@huntandthorne.com
07387 188482

WILL HUNT
will@huntandthorne.com
07557 090164

October 2021

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