

# UNIT 2 MILLAND ROAD

MILLAND RD IND EST | NEATH | SA11 1NJ

**HUNT &  
THORNE**  
CHARTERED SURVEYORS



**TO LET (MAY SELL) – MANUFACTURING/DISTRIBUTION BUILDING  
34,029 SQ FT - 2.94 ACRE SITE - LARGE YARD - CLOSE TO J43 (M4)**

## LOCATION

The property is located on the established Milland Road Industrial Estate on the outskirts of Neath Town Centre. The property has good access the A465 Heads of the Valleys Road, with easy access to J43 of the M4 Motorway, 2 miles to the south.

## DESCRIPTION

The property comprises a detached warehouse of steel portal frame with facing brick/block and alloy clad covering. The property consists of a large production area with two-storey office accommodation. Eaves height from 4.24m to 7.96m

Externally, there are side and rear yards, with a possible additional yard to the far side of the site.

## SITE AREA

Site area is 2.94 acres (1.19 ha)

## ACCOMMODATION

The accommodation comprises the following:

GF Warehouse	2,870 SQ M	30,890 SQ FT
FF offices	292	3,139
<b>Total</b>	<b>3,161</b>	<b>34,029</b>

## RATEABLE VALUE

We have been informed via an online enquiry on the valuation office web site that the property has the following assessment:

RV £66,000

UBR for Wales 2022/23 is 0.535p in the £

## EPC

To be provided

## SERVICE CHARGE & BUILDING INSURANCE

Tenant to reimburse fair proportion of service charge and building insurance premium.

## TERMS

The property is available on a new full repairing and insuring lease on terms to be agreed.

## AVAILABILITY

Available immediately.

## RENT

Offers in the region of £155,000 pax

## PRICE

Our client would consider offers for the sale of the freehold interest.

## LEGAL COSTS

Each party responsible for their own costs

## VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite 3, First Floor Copper Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9FG

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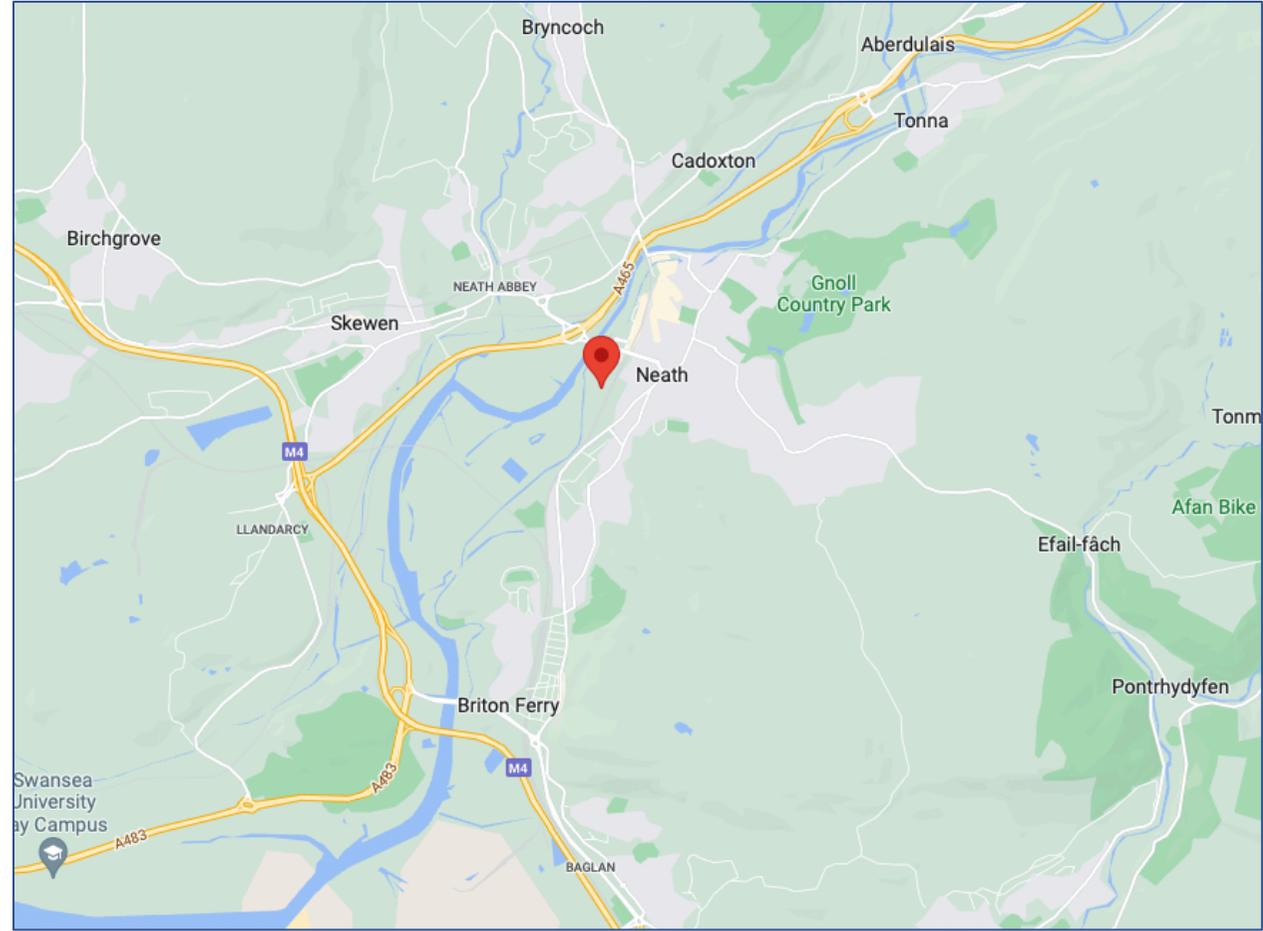
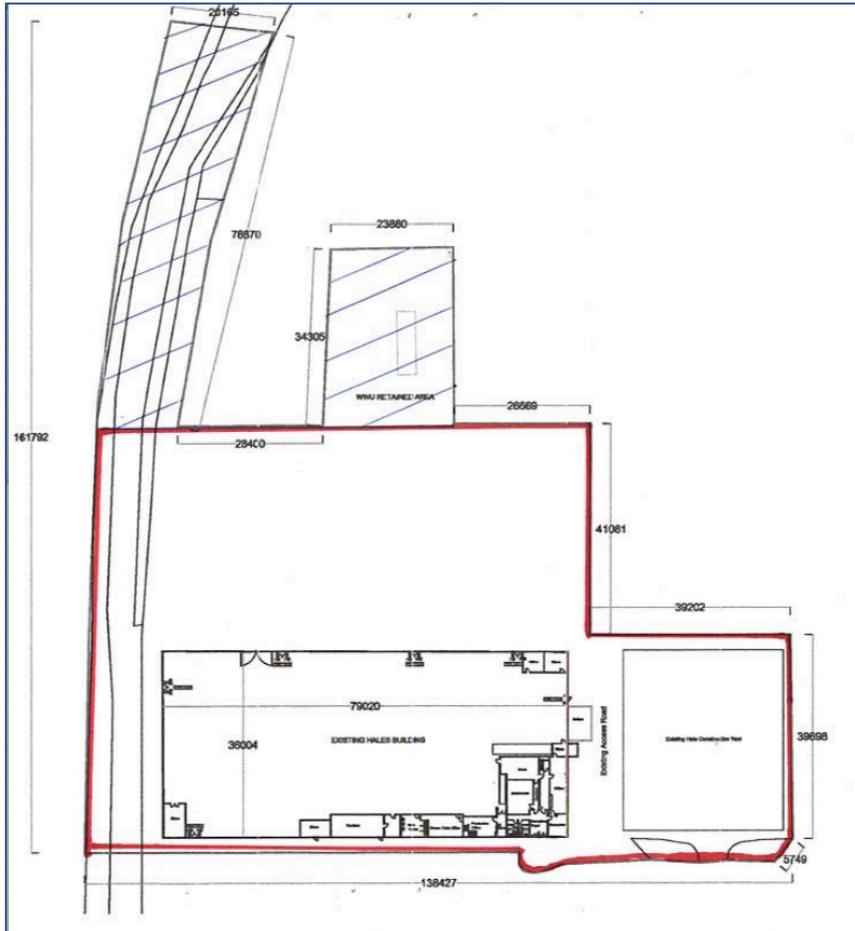
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