



**BRITON FERRY
BUSINESS PARK
REGENT STREET
BRITON FERRY
SA11 2JA**
Trade Counter/
Warehouse/
Workshop

TO LET
From £4.00 psf

- MULTI-LET BUSINESS PARK
- SUITABLE FOR A RANGE OF BUSINESS OCCUPIERS
- TRADE COUNTER/STORAGE/OFFICE/WORKSHOP
- FROM 517 TO 2,399 SQ FT
- ESTABLISHED COMMERCIAL LOCATION
- FLEXIBLE LEASE TERMS AVAILABLE
- CLOSE TO J42 M4 MOTORWAY

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



LOCATION

The property is located in a built up residential area known as Briton Ferry, which lies four miles South West of Neath Town Centre and six miles East of Swansea.

The property is accessed via Regent Street West. Communications have greatly improved to this part of Briton Ferry, due to the link between the industrial area, known as Baglan Energy Park, via Neath Port Talbot bailing plant. This access provides a direct route to the A48 dual carriageway and eventually the M4 Motorway, via Junctions 41A and 42.

DESCRIPTION

The property comprises of a multi let industrial complex which has been refurbished over recent years. The original Victorian office and storage buildings are Grade II Listed. The majority of buildings are of steel frame construction, with corrugated steel sheets set around a central courtyard.

ACCOMMODATION

See availability schedule over leaf.

RENT

Rents from £4.00 psf (see availability schedule)

TERMS

Available on new FRI lease on terms to be agreed.

RATEABLE VALUE

See availability schedule

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

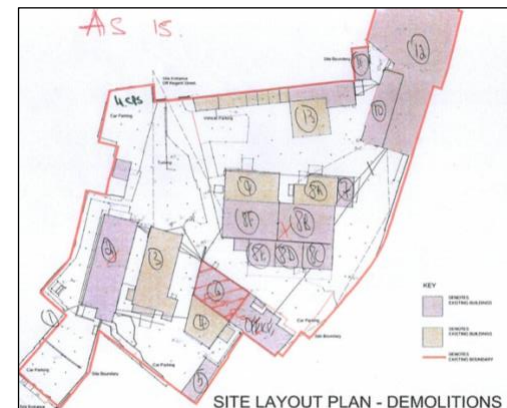
Available on request

VAT

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

LEGAL COSTS

Each Party responsible for their own costs



VIEWING

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

JASON THORNE

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WILL HUNT

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07557 090164

December 2022

BRITON FERRY BUSINESS PARK								
AVIALABILITY SCHEDULE								
UNIT	SIZE	RENT PER MONTH	SC PER MONTH	BI PM	RV	UBR	DEPOSIT	AVAILABILITY
1	21.61 sq m (233 sq ft)	£195	£24.38	£3.88	TBA	0.535p	£500	LET
2	LET	LET	LET	LET	LET	LET	LET	LET
3	LET	LET	LET	LET	LET	LET	LET	LET
4	LET	LET	LET	LET	LET	LET	LET	LET
5	60.16 sq m (712 sq ft)	£416	£52	£11.87	TBA	0.535p	£500	Immediate
Office	398.88 sq m (4,293 sq ft)	£1,790	£223.75	£71.55	TBA	0.535p	£1,000	LET
6A	LET	LET	LET	LET	LET	LET	LET	LET
6B	LET	LET	LET	LET	LET	LET	LET	LET
7	48.07 sq m (517 sq ft)	£302	£37.75	£8.62	TBA	0.535p	£500	Immediate
8A	113.87 sq m (1,223 sq ft)	£510	£63.75	£20.38	TBA	0.535p	£500	LET
8B	222.84 sq m (2,399 sq ft)	£1,566	£195.75	£78.32	TBA	0.535p	£1,000	LET
8C	78.97 sq m (850 sq ft)	£425	£53.13	£14.17	TBA	0.535p	£500	LET
8D	78.97 sq m (850 sq ft)	£425	£53.13	£14.17	TBA	0.535p	£500	LET
8E	78.97 sq m (850 sq ft)	£425	£53	£14.17	TBA	0.535p	£500	LET
8F	222.84 sq m (2,399 sq ft)	£1,400	£175.00	£40.00	TBA	0.535p	£1,000	Immediate
9	156.17 sq m (1,680 sq ft)	£980	£122.50	£28	TBA	0.535p	£1,000	Feb-23
10	LET	LET	LET	LET	LET	LET	LET	LET
11	LET	LET	LET	LET	LET	LET	LET	LET
12	1,084.22 sq m (11,670 sq ft)	£3,000	£360	£194.50	TBA	0.535p	£2,000	LET
13	140 sq m (1,507 sq ft)	£850.00	£106.25	£25.12	TBA	0.535p	£500	Immediate
14.1	66.9 sq m (720 sq ft)	£420	£52.50	£12.00	TBA	0.535p	£500	Immediate
14.2	54.53 sq m (587 sq ft)	£350	£43.75	£9.78	TBA	0.535p	£300	Immediate
14.3	63.39 sq m (682 sq ft)	£400	£50	£11.37	TBA	0.535p	£400	Immediate
14.4	69.03 sq m (743 sq ft)	£440	£55	£12.38	TBA	0.535p	£400	Immediate
14.5 FF	75.61 sq m (814 sq ft)	£275	£35	£13.57	TBA	0.535p	£300	Immediate
VAT is payable on all payments								

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