

UNIT 10 LLWYN Y GRAIG

GARNGOCH IND EST | PENLLERGAER | SWANSEA | SA4 9WG

**HUNT &
THORNE**

CHARTERED SURVEYORS

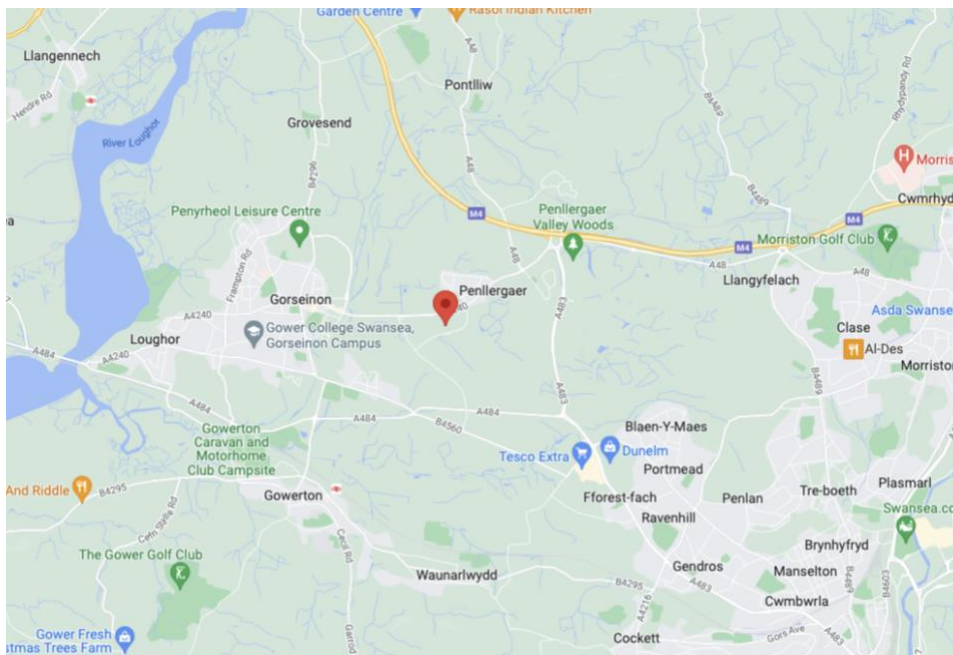


**TRADE COUNTER/WAREHOUSE
TO LET**

- MODERN TRADE COUNTER ALSO SUITABLE FOR WAREHOUSE/MANUFACTURING
- CLOSE TO JCT 47 M4
- ESTABLISHED COMMERCIAL LOCATION
- 490 SQ M (5,277 SQ FT)
- RENT £31,750 PAX

LOCATION

The property is located on the upper part of Garngoch Industrial Estate, at Llwyn Y Graig, accessed off Phoenix Way. Prominent occupiers include Homestore, Royal Mail, Securahome, Arthur Llewelyn Jenkins, M&P Motorcycle, Euro Car Parts and Lidl. J47 of the M4 motorway is only a short distance from the premises.



DESCRIPTION

A terrace industrial unit, originally developed by the WDA. The building has breeze block and alloy clad elevations, beneath an alloy clad roof. Forecourt car parking is provided to the front of the property, together with a yard area to the rear.

- Minimum eaves 5.00 m
- Maximum eaves 8.00 m

ACCOMMODATION

The property benefits from a lobby entrance, office and staff accommodation, together with an open warehouse area:

Ground Floor	490.20 sq m	5,277 sq ft
Mez Store	58.15 sq m	626 sq ft

RATEABLE VALUE

We have been informed via an enquiry on the Valuation Office web site that the new rateable value from the 1st April 2023 is £23,250.

UBR for Wales 2023/24 is 0.535p

Interested parties are asked to verify this information, by making direct contact with the local rating authority.

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

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 of VAT unless otherwise stated.

LEASE TERMS

The property is available on a new lease on terms to be agreed.

RENT

£31,750 pax (plus VAT)

SERVICE CHARGE & BUILDING INSURANCE

No service charge is currently charged, but the landlord reserves the right to charge for the inner access road. The landlord insurers and recovers the premium cost from the tenant.

EPC

To be provided.

VAT

VAT is payable in addition on all payments

FURTHER INFORMATION

For further information or to arrange a viewing, please contact Hunt & Thorne Chartered Surveyors.

JASON THORNE

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WILL HUNT

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07557 090164

Jan 2023

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