

# UNIT 3 CMT BUILDINGS

NEATH ROAD | SWANSEA | SA1 2LF

**HUNT &  
THORNE**

CHARTERED SURVEYORS

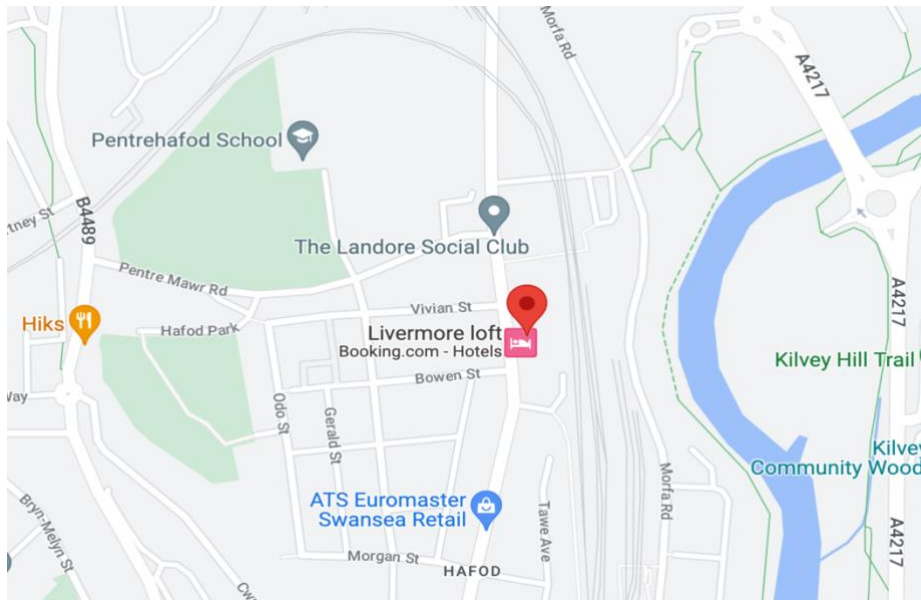


# INDUSTRIAL UNIT TO LET

- TERRACE INDUSTRIAL BUILDING
- MAIN ROADSIDE LOCATION, CLOSE TO J45 OF M4
- 2,772 SQ FT
- RENT £16,632 PAX

## Location

The property is located within the CMT Complex which fronts onto Neath Road in the Hafod, Swansea. J45 of the M4 motorway is located approx 3 miles North East via the A4067 cross Valley link road. Swansea City Centre is located within 1.5 miles south of the property.



## DESCRIPTION

A terrace industrial building, part of an industrial development, with elevation of rendered breeze block, with profile sheeting to the roof. Loading area exists to the rear of the property, with car parking to the side.

## ACCOMMODATION

Ground Floor:	257.53 SQ M	2772 SQ FT
First Floor:	-	-
<b>Total:</b>	<b>257.53 SQ M</b>	<b>2772 SQ FT</b>

## RATEABLE VALUE

£8,100

UBR for Wales 2022/23 is 53.5p in the £

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 new lease terms.

## SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

The tenant to contribute to the maintenance of the external part of the estate via a service charge payment. The landlord to continue to insure and recover the premium cost from the tenant.

## RENT

£16,632pax

## EPC

Band: D

CN: 0297-2537-8930-7900-5403

## VAT

All prices are quoted exclusive of VAT. Our client reserves the right to charge VAT on all payments.

## Legal Costs

Each party to pay their own legal costs on this transaction.

## FURTHER INFORMATION

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

## JASON THORNE

jason@huntandthorne.com  
07387 188482

## MATTHEW SIMS

matthew@huntandthorne.com  
07825 372503

March 2023



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.