

# UNIT 4 RVB PARK

CAMFFRWD WAY | ENTERPRISE PARK | SA6 8QD

**HUNT &  
THORNE**

CHARTERED SURVEYORS



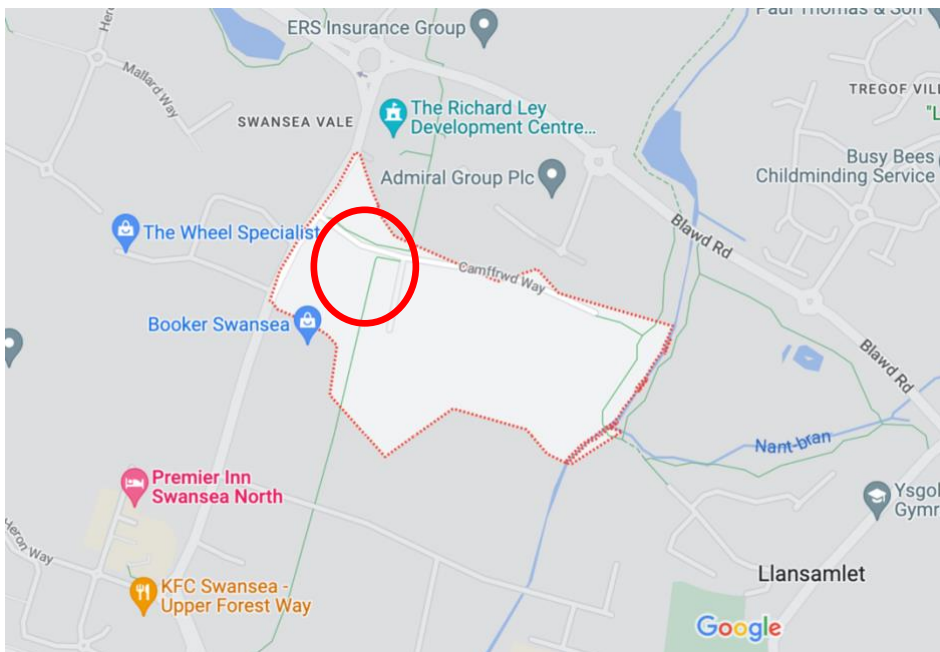
**TRADE COUNTER  
TO LET**

- FULLY REFERBISHED TRADE COUNTER UNIT
- PROMINENT ROADSIDE DEVELOPMENT
- MEZ AVAILABLE TO PURCHASE
- CLOSE TO J44 & 45 M4
- RENT £41,500 PAX

## LOCATION

RVB Park is located at the northern end of the Enterprise Park, close to the junction with Upper Fforest Way and Camffrwd Way. Conveniently located within 1 mile of J45 of the M4 motorway.

Prominent occupiers in the immediate vicinity include Arco Safety Wear, Booker, Cash and Carry, Asda, Costa, and Joes Ice Cream.



## DESCRIPTION

An end of terrace modern portal frame building, with elevations of facing brick, breeze block, with alloy cladding to the upper part of the walls and roof.

Minimum eaves 5.3m. Externally forecourt car parking and loading area to the front of the development.

## ACCOMMODATION

This comprises of office, showroom, and staff accommodation.

An extensive mez and office/staff accommodation has been installed, which could be made available to a new tenant. Floor areas are as follows:

Ground Floor:	477.52 sq m	5,140 sq ft
First Floor	114.77 sq m	1,235 sq ft
FF Open Plan	303.32 sq m	3,265 sq ft
Mez		

## RATEABLE VALUE

£24,000

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

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## 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

£41,500 pax

## EPC

To be Provided

## 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

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## MATTHEW SIMS

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March 2023



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