

UNIT 1 CRAMIC BUSINESS PARK

CRAMIC WAY | PORT TALBOT | SA13 1RU

**HUNT &
THORNE**

CHARTERED SURVEYORS



INDUSTRIAL UNIT | TO LET

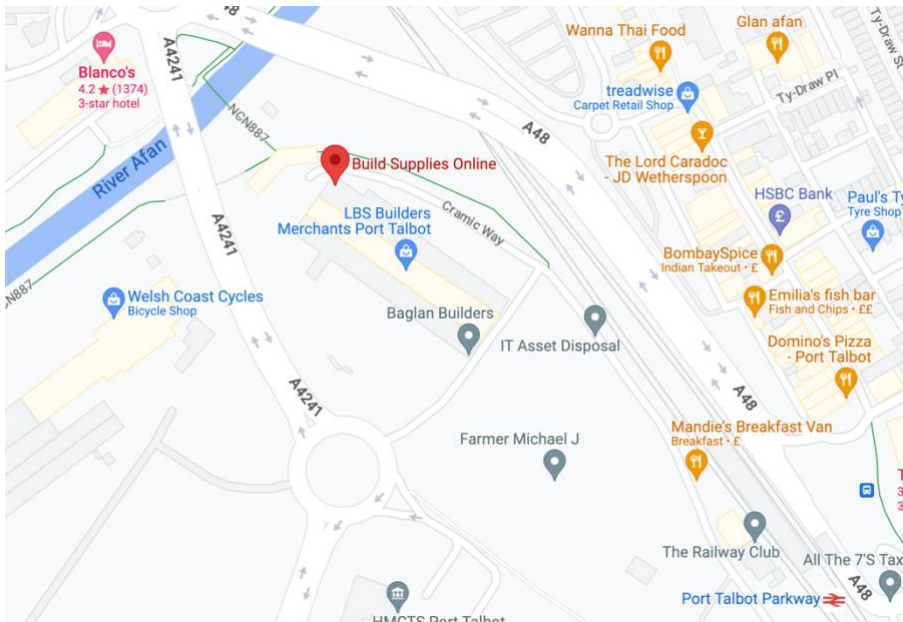
£28,644PAX

- 443.54 SQ M (4,774 SQ FT)
- SECURE SITE.
- LOCATED CLOSE TO PORT TALBOT TOWN CENTRE
- CLOSE TO J40 AND 41 M4.

LOCATION

The property is located to the southern part of the railway station, on the fringe of Port Talbot town centre. Port Talbot Parkway railway station is only a short distance from the property. J40 & 41 of the M4 motorway is located with 2 miles of the development.

Prominent occupiers in the immediate vicinity include LBS Builders Merchants, Hornbill Engineering, Port Talbot Parkway, HMCTS Justice Centre and TWI.



DESCRIPTION

Cramic Business Park comprises of a semi-detached main building and a single storey detached building. Unit one is located on the corner of the main building, which is a steel frame building, clad in corrugated sheeting.

Car parking and loading area exist in a communal secure site.

ACCOMMODATION

Ground Floor:	413.11 SQ M	4,446 SQ FT
First Floor:	30.43 SQ M	328 SQ FT
Total:	443.54 SQ M	4,774 SQ FT

RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office, that the property has a rateable value of £TBC

UBR for Wales 2023/24 is 0.535p 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

A service charge will be payable in relation to the joint shared maintenance of the access road. The landlord will continue to insure the building and recover the premium cost from the tenant.

RENT

£28,644 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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July 2023



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