

# UNIT 14.1

BRITON FERRY BUSINESS PARK | NEATH | SA11 2JA

**HUNT &  
THORNE**  
CHARTERED SURVEYORS



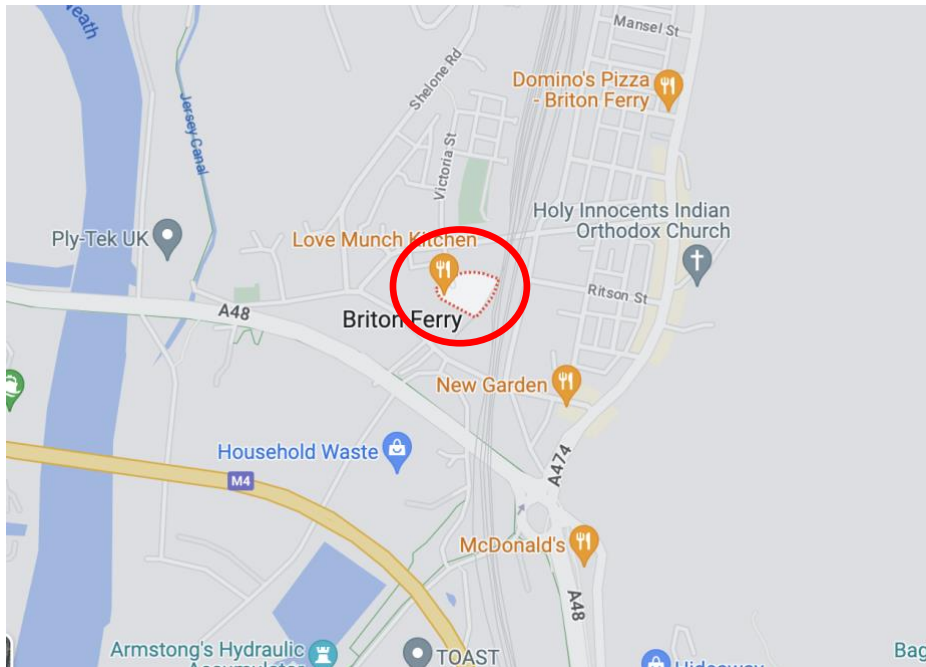
**INDUSTRIAL | TO LET**

**£5,040 PAX**

- 66.9 SQ M (720 SQ FT)
- FULLY REFURBISHED INDUSTRIAL PROPERTY.
- LOCATED ON A SECURE SITE.
- CLOSE TO J42 OF M4.

## 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.



## DESCRIPTION

The property has recently undergone a full refurbishment program. New alloy clad elevations and roller door access. The unit is located on a secure site, with electric gated access.

## ACCOMMODATION

The accommodation is set over two floors.

<b>Total:</b>	66.7 SQ M	720 SQ FT
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## RATEABLE VALUE

A new rateable value will be set on this property.

UBR for Wales 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 is payable in relation to the joint cost of maintain the external parts of the estate. The service charge is £630 pax. The landlord continues to insure the property and recovers the premium cost from the tenant. This is £144 pax.

## RENT

£5,040 pax

## EPC

Band: E

CN: 3354-9985-1344-8709-8148

## VAT

VAT is payable 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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