

# UNIT 7

BRITON FERRY BUSINESS PARK | NEATH | SA11 2JA

**HUNT &  
THORNE**

CHARTERED SURVEYORS



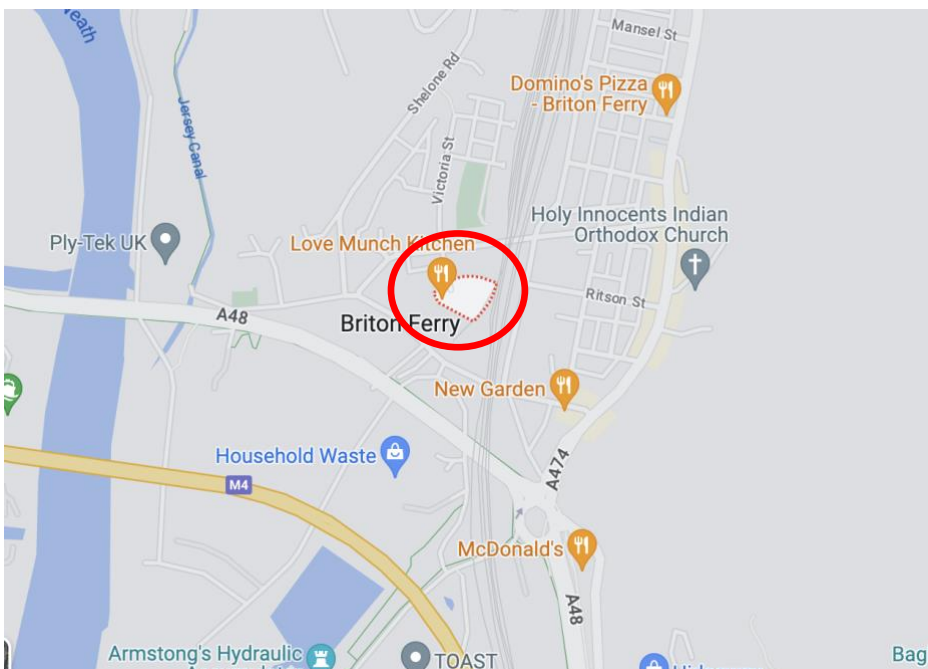
**INDUSTRIAL | TO LET**

**£3,624 PAX**

- 48.07 SQ M (517 SQ FT)
- INDEPENDANT 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 southwest of Neath Town Centre and six miles east of Swansea.



## DESCRIPTION

A lean to industrial property, located on a secure site, with electric gated access.

## ACCOMMODATION

<b>Total:</b>	48.07 SQ M	517 SQ FT
---------------	------------	-----------

## 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

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

A service charge is payable in relation to the joint cost of maintain the external parts of the estate. The service charge is £453 pax. The landlord continues to insure the property and recovers the premium cost from the tenant. This is £104 pax.

## RENT

£3,624 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

jason@huntandthorne.com

07387 188482

### MATTHEW SIMS

matthew@huntandthorne.com

07825 372503

July 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.