

# UNIT 14.5

BRITON FERRY BUSINESS PARK | NEATH | SA11 2JA

**HUNT &  
THORNE**  
CHARTERED SURVEYORS



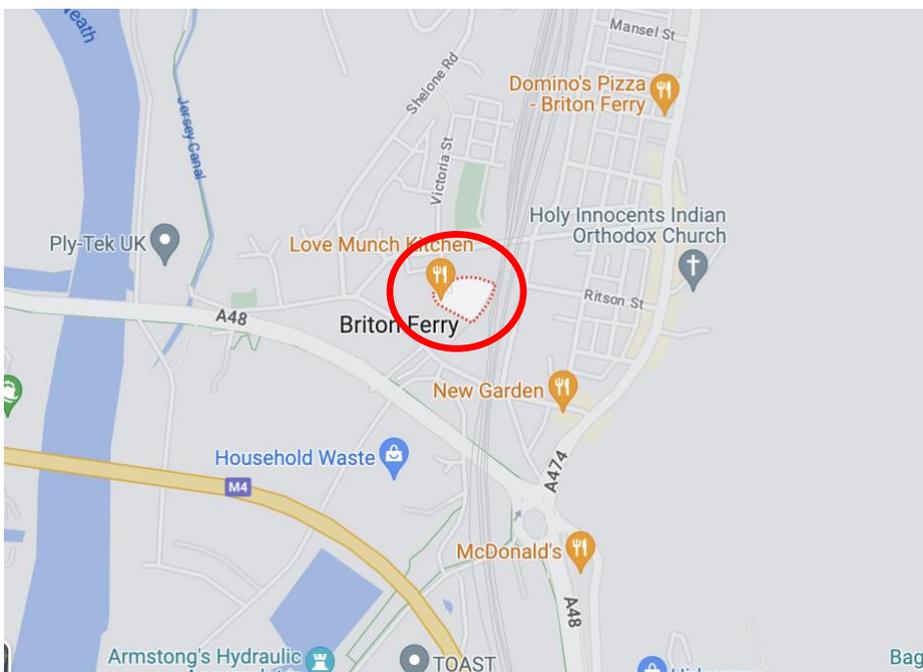
**INDUSTRIAL | TO LET**

**£3,300 PAX**

- 75.61 SQ M (814 SQ FT)
- 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 self contained industrial property, which comprises of first floor storage / workshop unit, recently full refurbished. The unit is located on a secure site with yard areas also available.

## ACCOMMODATION

<b>Total:</b>	75.61 SQ M	814 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 flexible lease terms.

## SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

A service charge will be payable for the maintenance of the external common areas of the estate and the cost of insuring the property.

## RENT

£3,300 pax

## 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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