

UNIT 6A

BRITON FERRY BUSINESS PARK | NEATH | SA11 2JA

**HUNT &
THORNE**

CHARTERED SURVEYORS



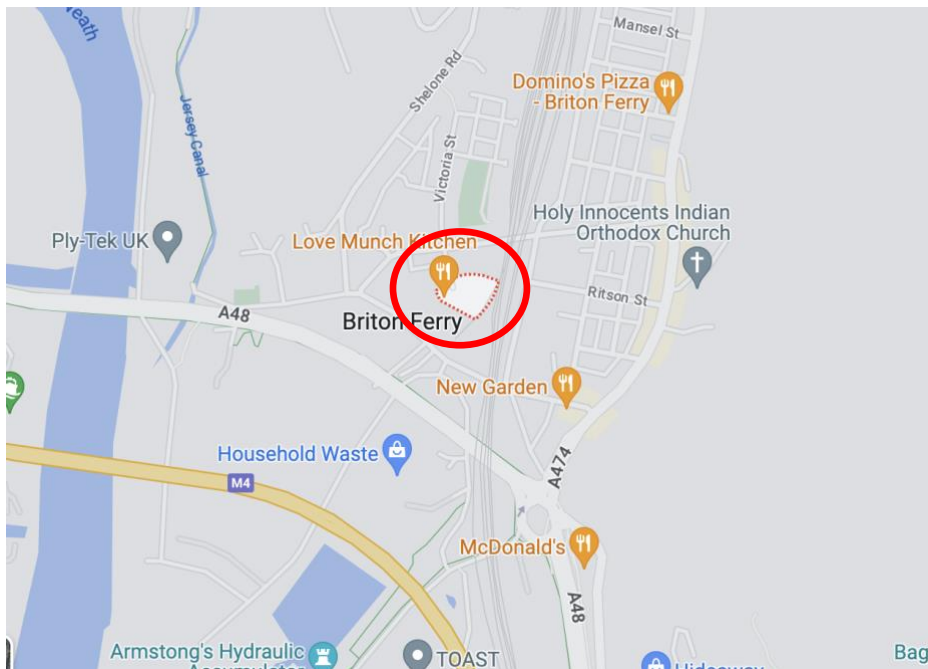
OFFICE & STORAGE | TO LET

£15,640 PAX

- 290.64 SQ M (3,128 SQ FT)
- OFFICE OR STORAGE USE.
- AVAILABLE AS A WHOLE OR SEPARATE.
- 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 first floor office or storage unit. The property can be divided into two parts, with dual staircases.

ACCOMMODATION

| | | |
|----------------------|-------------|-------------|
| OFFICE AREA 1 | 58.34 SQ M | 628 SQ FT |
| MIDDLE OFFICE | 27.78 SQ M | 299 SQ FT |
| OFFICE AREA 2 | 204.52 SQ M | |
| Total: | 290.64 SQ M | 3,128 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

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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

£15,640 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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07825 372503

July 2023



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