

UNIT 8F

BRITON FERRY BUSINESS PARK | NEATH | SA11 2JA

**HUNT &
THORNE**
CHARTERED SURVEYORS



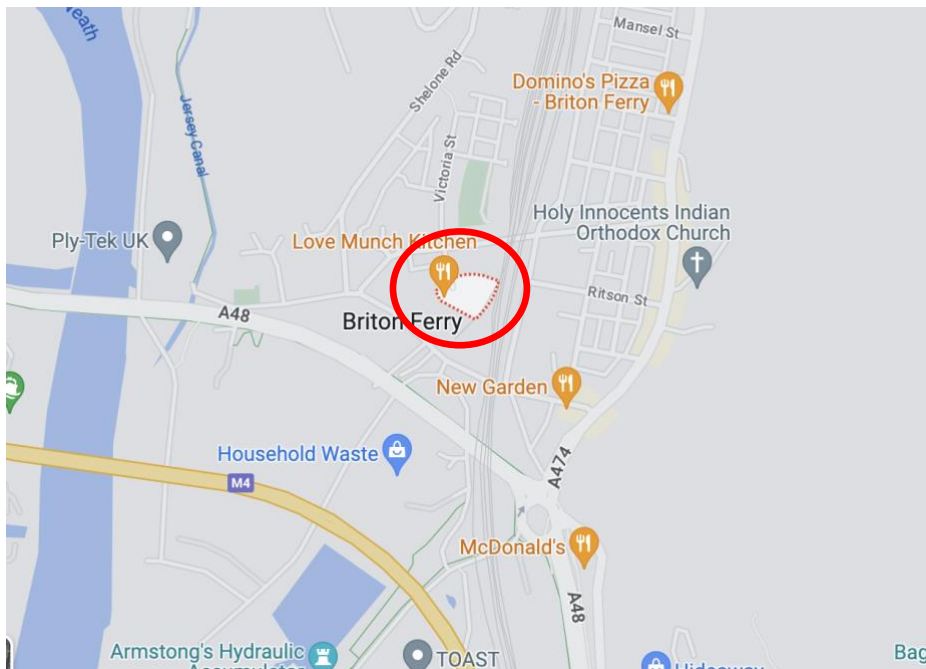
INDUSTRIAL | TO LET

£16,800 PAX

- 222.84 SQ M (2,399 SQ FT)
- REFURBISHED INDUSTRIAL PROPERTY.
- NEW ROLLER DOOR
- 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 has been refurbished recently, with a new roller door and lighting. The unit is located on a secure site with yard areas also available.

ACCOMMODATION

Total:	222.84 SQ M	2,399 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

£16,800 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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