

UNIT 1 RVB PARK

CAMFFRWD WAY | ENTERPRISE PARK | SA6 8QD

**HUNT &
THORNE**

CHARTERED SURVEYORS



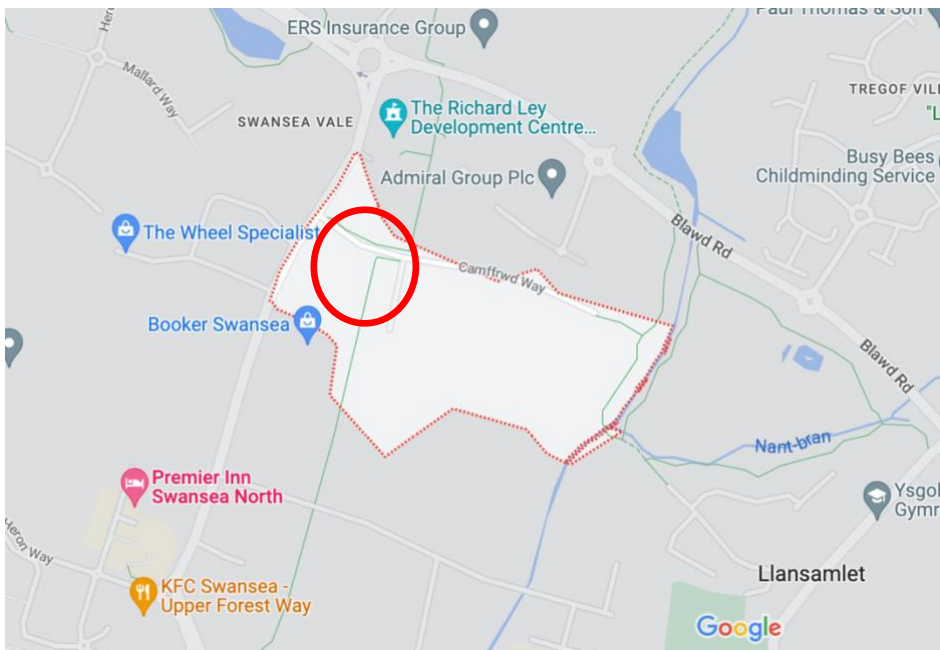
**TRADE COUNTER
TO LET**

- MODERN TRADE COUNTER UNIT
- PROMINENT ROADSIDE DEVELOPMENT
- OPEN PLAN WAREHOUSE + FIRST FLOOR OFFICE
- CLOSE TO J44 & 45 M4
- RENT £37,180 PAX

LOCATION

RVB Park is located at the northern end of the Enterprise Park, close to the junction with Upper Fforest Way and Camffrwd Way. Conveniently located within 1 mile of J45 of the M4 motorway.

Prominent occupiers in the immediate vicinity include Arco Safety Wear, Booker, Cash and Carry, Asda, Costa, and Joes Ice Cream.



DESCRIPTION

An end of terrace modern portal frame building, with elevations of facing brick, breeze block, with alloy cladding to the upper part of the walls and roof.

Minimum eaves 5.3m. Externally forecourt car parking and loading area to the front of the development.

ACCOMMODATION

This comprises warehouse and staff accommodation to the ground floor with two partitioned offices to the first floor.

Floor areas are as follows:

Ground Floor:	483.28 sq m	5,202 sq ft
First Floor	48.16 sq m	518 sq ft
Total	531.44 sq m	5,720 sq ft

RATEABLE VALUE

£20,000

UBR for Wales 2022/23 is 53.5p 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

The tenant to contribute to the maintenance of the external part of the estate via a service charge payment. 2023 service charge apportionment is £3,360.40

The landlord to continue to insure and recover the premium cost from the tenant. Insurance re-charge for 2023 is £1,028.60.

RENT

£37,180 pax

EPC

To be Provided

VAT

All prices are quoted exclusive of VAT. Our client reserves the right to charge VAT 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

August 2023



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