

# UNIT 2E

**HUNT &  
THORNE**  
CHARTERED SURVEYORS

CRAMIC BUSINESS PARK | CRAMIC WAY, PORT TALBOT | SA13 1RU



**INDUSTRIAL | TO LET**

**£44,650 PAX**

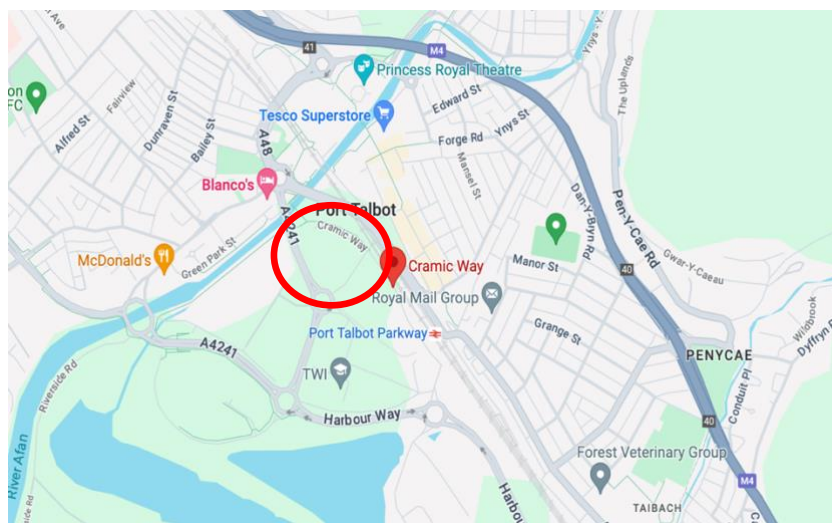
- SUITABLE FOR A RANGE OF OCCUPIERS
- HIGH BAY INDUSTRIAL UNIT (MIN 5.8M EAVES)
- 754 SQ M (8,118 SQ FT)
- YARD AREAS AVAILABLE
- ESTABLISHED COMMERCIAL LOCATION
- FLEXIBLE LEASE TERMS AVAILABLE
- CLOSE TO J41 M4 MOTORWAY

## LOCATION

The premises are accessed off Hebron Way, via Cramic Way, approximately 0.5 miles southeast of Port Talbot Town Centre. Good communications are provided to J41 of the M4 motorway and Port Talbot Parkway Railway Station.

Prominent occupiers in the immediate vicinity include LBS Builders Merchants, Port Talbot Parkway, HMCTS Justice Centre and TWI.

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## DESCRIPTION

A terraced high bay industrial unit. The property has undergone refurbishment of the external part of the premises with modern alloy cladding. Forecourt car parking and loading exists to the front.

## ACCOMMODATION

<b>Total:</b>	754.15 SQ M	8,118 SQ FT
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## RATEABLE VALUE

We have been informed via an enquiry on the valuation office website, that the property has Rateable Value of £17,000

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 in relation to the joint shared maintenance of the access road. The landlord will continue to insure the building and recover the premium cost from the tenant.

## RENT

£44,650 pax

## EPC

0750-0940-2762-0399-6006

Rating – E

## 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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December 2023



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