

UNIT 6/7 MILLAND RD INDUSTRIAL EST

NEATH, SA11 1NJ



**TRADE COUNTER/D2
TO LET**

- ESTABLISHED TRADE COUNDER/COMMERCIAL LOCATION
- CLOSE TO A465 HEADS OF THE VALLEY ROAD
- 506 SQ M (5,450 SQ FT)
- D2 USE (STANC)
- £35,500 PAX

LOCATION

The property is located on the established Milland Road Industrial Estate, which is the home to occupiers such as Wolseley Plumb and Parts, The Safety Letterbox Company, Theatre na N'Og, Prestige Salon Supplies, Crynant Plant and Hale Homes.

The property has good access to the A465 Heads of the Valley Road, with easy access to J43 of the M4 motorway, two miles to the south.

DESCRIPTION

The property comprises of two terrace industrial buildings, which are standard steel portal construction, with a mixture of cladding, brick and breeze block elevations.

The property has been converted to a gymnastics centre, but the landlord is willing to convert the premise back to a trade counter / industrial unit. Forecourt car parking exists to the front of the property.

ACCOMMODATION

GROUND FLOOR	398.79	4,292
FIRST FLOOR	107.49	1,157
Total:	506.28 SQ M	5,450 SQ FT

RATEABLE VALUE

£27,000

UBR for Wales 2023/24 is 0.535p in the £.

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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

The tenant to pay the service charge in relation to the joint shared up keep of the external part of the estate. The landlord to continue to insure and recover the premium cost from the tenant.

RENT

£35,500 PAX

EPC

Rating – C

CN: 9090-6966-0386-9860-2040

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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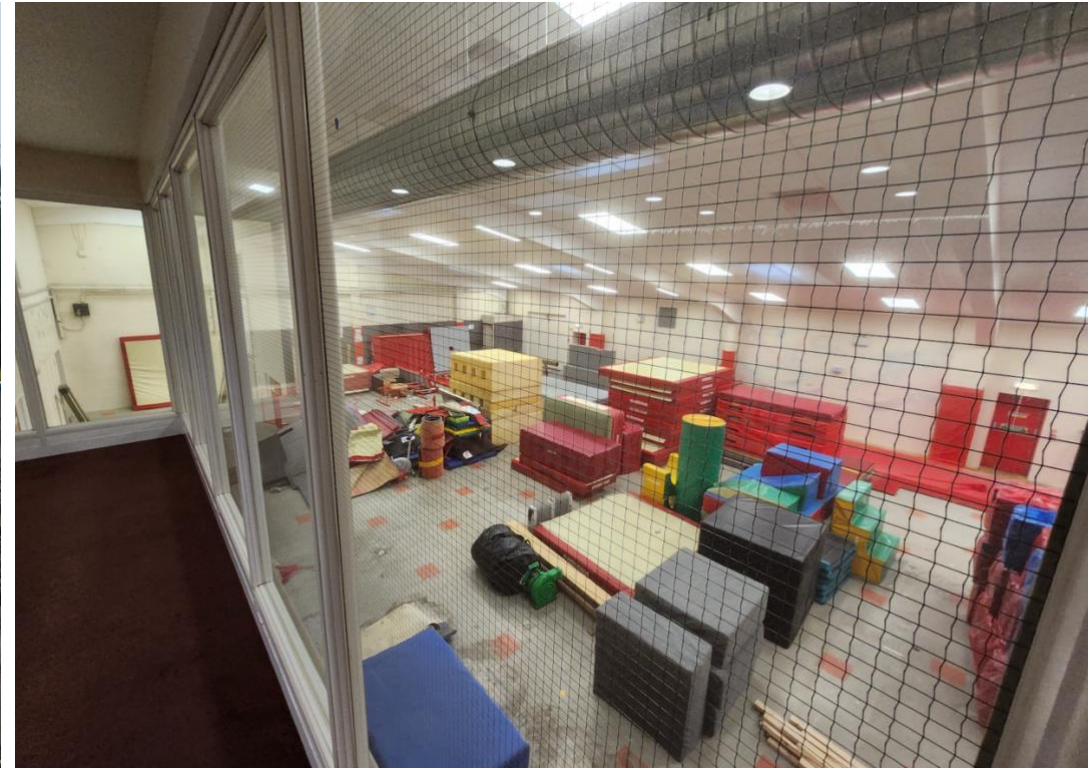
January 2024



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