

PREMISES AT JCG BUILDINGS

MILLAND ROAD INDUSTRIAL ESTATE | NEATH | SA11 1NJ

**HUNT &
THORNE**

CHARTERED SURVEYORS



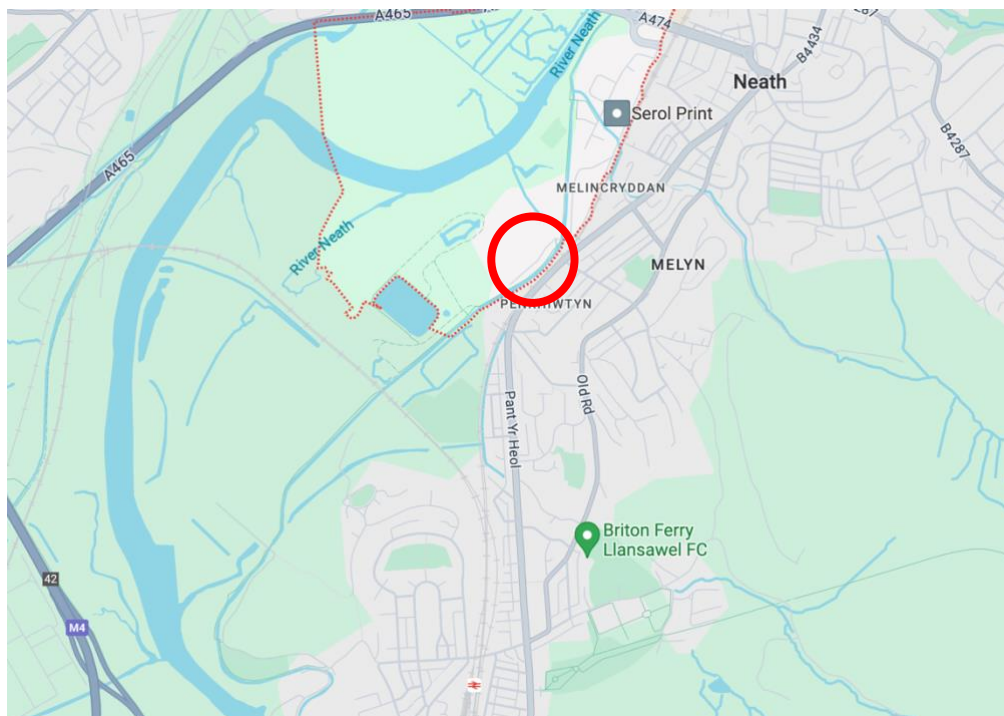
**TRADE COUNTER/STORAGE
PREMISES (STANC)**

TO LET

- GROUND FLOOR: 173.59 SQ M (1,869 SQ FT)
- FIRST FLOOR: 713.07 SQ M (7,675 SQ FT)
- EXTERNALLY REFURBISHED.
- INTERNAL REFURBISHMENT TO BE UNDERTAKEN.
- £25,000 PAX

LOCATION

The property is located within the former Metalbox Factory development, which is located at the end of Milland Road Industrial Estate. 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 is located adjacent to Sevenoaks Modular development. Access is provided to the front of the development, leading to a ground floor trade counter / reception area, with a larger potential storage facility to the first floor. Car parking is available to the front and side of the property.

ACCOMMODATION

Ground Floor:	173.59 SQ M	1,869 SQ FT
First Floor:	713.07 SQ M	7,675 SQ FT
Total:	886.66 SQ M	9,544 SQ FT

RATEABLE VALUE

The property will need a new rateable value assessment.

UBR for Wales 2023/24 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 lease terms.

RENT

£25,000 PAX

SERVICE CHARGE & BUILDING INSURANCE

The tenant to pay to the landlord a contribution towards the maintenance of the estate, via a service charge premium. The landlord to continue to insure and recover the premium cost from the tenant.

EPC

To be provided on completion of the refurbishment property.

VAT

The landlord 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

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MATTHEW SIMS

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07825 372503



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