

# 11 WOODLANDS BUSINESS PARK

YSTRADGYNLAIS | SWANSEA | SA9 1JW

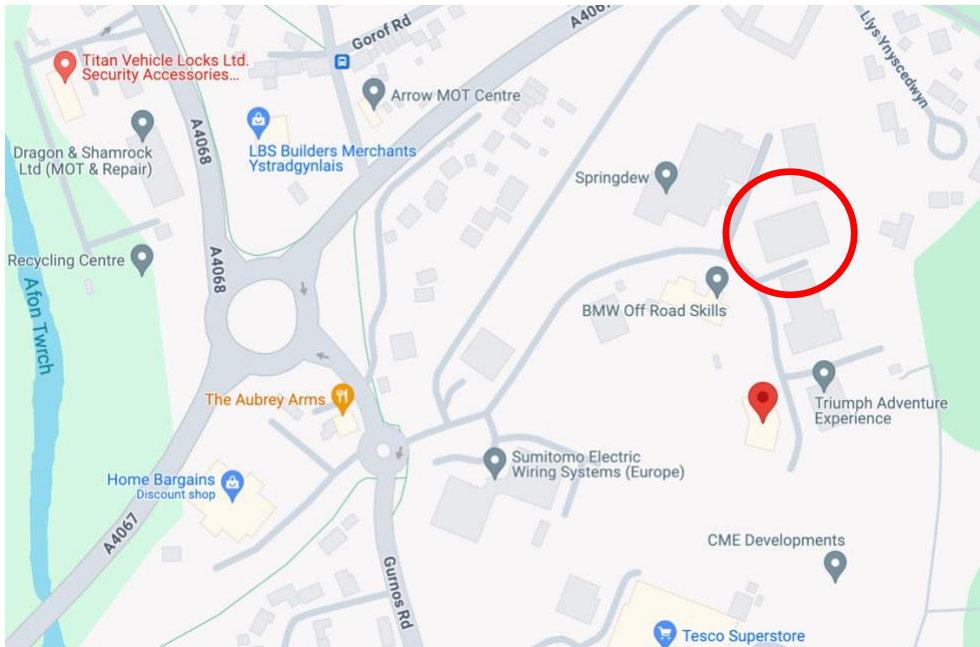


**MEDICAL GRADE UNIT  
TO LET**

- BUSINESS PARK LOCATION.
- ALTERNATIVE INDUSTRIAL USE CONSIDERED.
- TO MHRA GRADE ACCOMODATION.
- 944.84 SQ M (10,170 SQ FT)
- RENT - £86,445 PAX

## LOCATION

Woodlands Business Park is located on the edge of the Swansea Valley Town, Ystradgynlais. It has prominent roundabout location alongside the A4067 Swansea to Brecon Road with direct access from Gurnos Road. Junction 45 of the M4 is approximately 10 Miles to the South of the property.



## DESCRIPTION

A modern detached unit providing MHRA grade accommodation. Steel portal frame construction under uPVC sheet clad roof coverings and facing brick elevations.

- **SUSPENDED CEILINGS**
- **AIR CONDITIONING IN PART**
- **SECURE DISPATCH AREA**
- **RECEPTION AREA**
- **2 PRODUCTION OFFICES**

## ACCOMMODATION

<b>TOTAL:</b>	944.84 SQ M	10,170 SQ FT
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## RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office, that the property has a rateable value of £TBC. A new rateable value assessment is needed.

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.

## 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

Rental offers in the region of £86,445 pax

## EPC

Rating – B

**2326-4066-2226-3625-4174**

## 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.

### WILL HUNT

will@huntandthorne.com  
07557 090164

### JASON THORNE

jason@huntandthorne.com  
07387 188482

### MATTHEW SIMS

matthew@huntandthorne.com  
07825 372503

### BP2

### ROGER POOLMAN

07775 037782  
roger@bp2property.com

### DAVID BLYTH

07966 752301  
david@bp2property.com

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