

12 WOODLANDS BUSINESS PARK

YSTRADGYNLAIS | SWANSEA | SA9 1JW

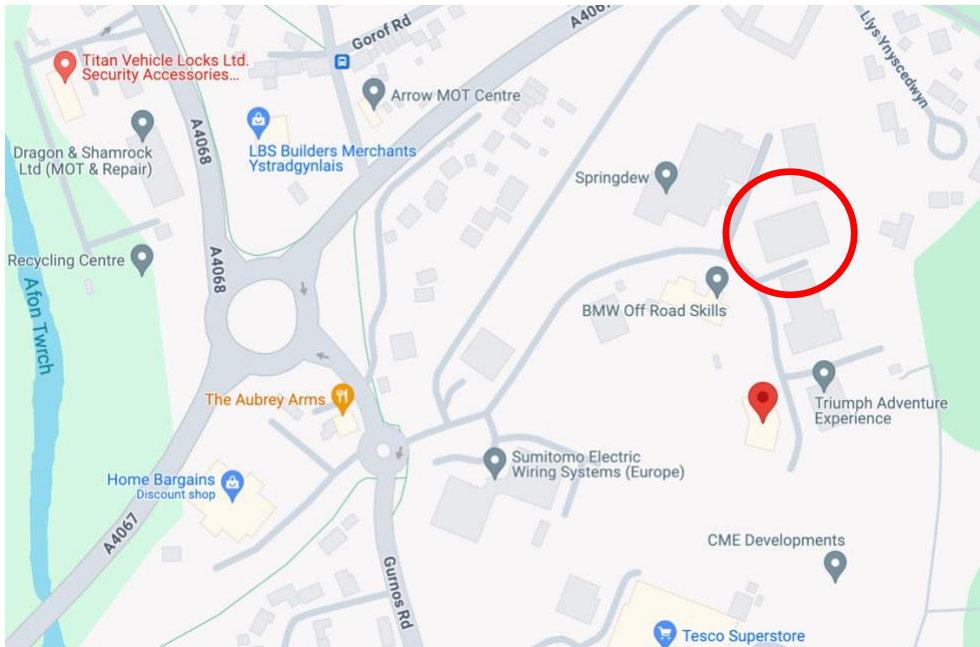


**MEDICAL GRADE UNIT
TO LET**

- BUSINESS PARK LOCATION.
- ALTERNATIVE INDUSTRIAL USE CONSIDERED
- TO MHRA GRADE ACCOMODATION
- 496 SQ M (5,339 SQ FT)
- RENT - £45,382 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 production accommodation. Steel portal frame construction under uPVC metal clad roof coverings and facing brick elevations.

- **MHRA GRADE ACCOMMODATION**
- **SUSPENDED CEILINGS**
- **REAR ROLLER SHUTTER DOOR**
- **AIR FILTRATION SYSTEM**

ACCOMMODATION

| | | |
|---------------|----------|-------------|
| TOTAL: | 496 SQ M | 5,339 SQ FT |
|---------------|----------|-------------|

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

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.

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 £45,382 pax

EPC

Rating – C

2189-3097-0707-0700-1705

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

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

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.



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

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.