

UNIT 2 MILLAND ROAD

MILLAND ROAD IND EST | NEATH | SA11 1NJ

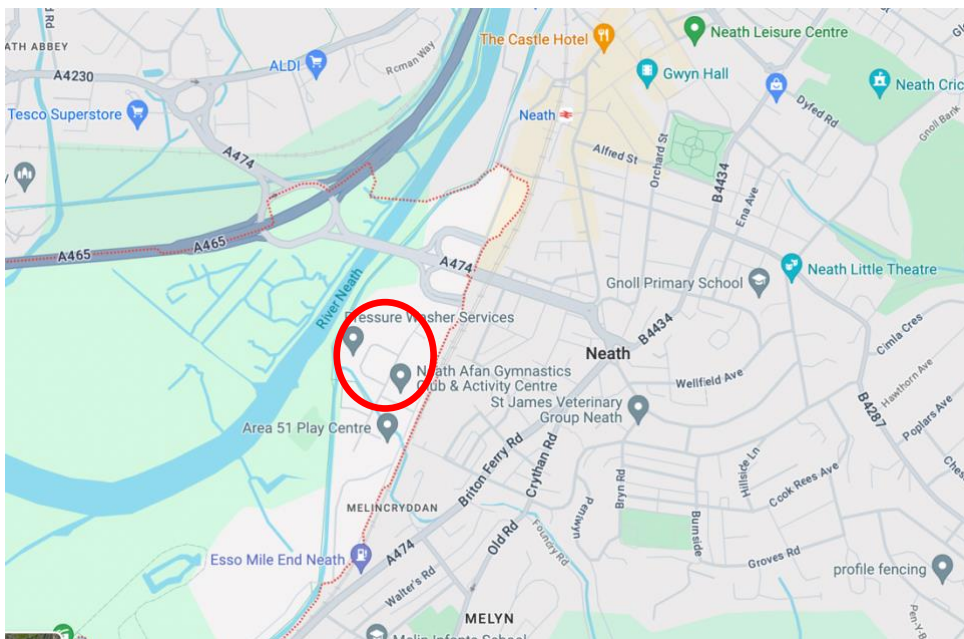


INDUSTRIAL TO LET

- BUSINESS PARK LOCATION.
- MANUFACTURING/DISTRIBUTION BUILDING.
- CLOSE TO J43 OF THE M4.
- 929.03 SQ M (10,000 SQ FT)
- RENT - £55,000 PAX

LOCATION

The property is located on the established Milland Road Industrial Estate on the outskirts of Neath Town Centre. The property has good access to the A465 Heads of The Valleys Road, with east access to J43 of the M4 Motorway, 2 miles to the south. Prominent occupiers in the vicinity such as Formagrind, Naissance and Neath Gymnastics & Activity Centre.



DESCRIPTION

The property comprises a detached warehouse of steel portal frame with facing brick/block and alloy clad covering. The property consists of a large production area with two storey office accommodation. Eaves height from 4.24 to 7.96m.

- REFURBISHMENT AVAILABLE
- FULL ALLOY CLAD ROOF REFURB
- MANUFACTURING, DISTRIBUTION & OFFICE SPACE
- AVAILABILITY FROM 10,000-30,000 SQ FT

ACCOMMODATION

TOTAL:	929.03 SQ M	10,000 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 £66,000. 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 a new full repairing and insuring lease. 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

£55,000 pax

EPC

To be provided.

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

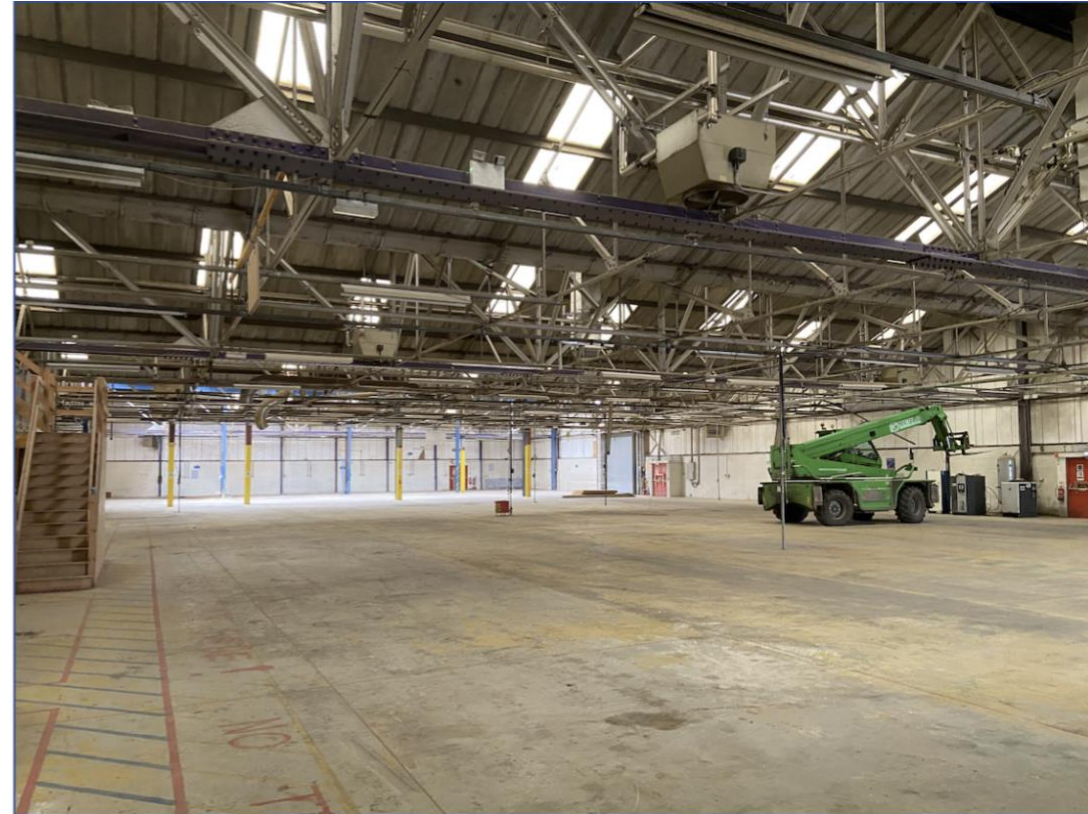
matthew@huntandthorne.com
07825 372503

March 2024

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