

SUITE 14

**HUNT &
THORNE**
CHARTERED SURVEYORS

PONTARDULAIS INDUSTRIAL ESTATE | PONTARDULAIS | SA4 8SG

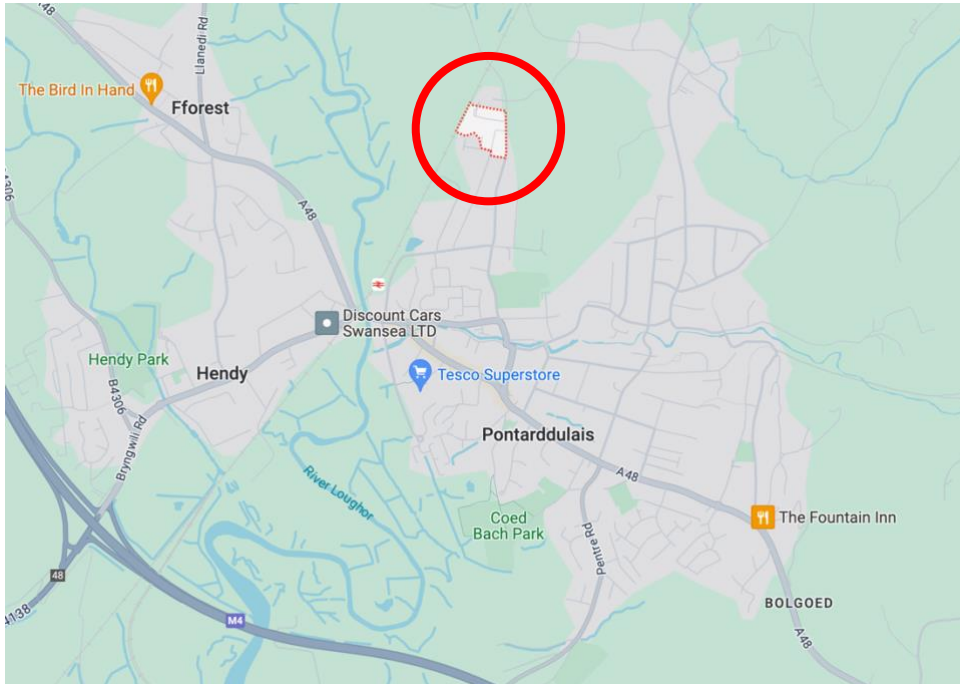


OFFICE SPACE
TO LET

- REFURBISHED OFFICE ACCOMODATION
- ON SITE CAR PARKING
- CLOSE TO J48 OF THE M4 MOTORWAY
- 35.84 SQ M (386 SQ FT)
- £3,860 PAX

LOCATION

The office suite is located on the established Pontarddulais Industrial Estate, accessed via Tyn Y Bonau Road and Woodville Street, north of Hendy and Pontarddulais town centre. The development lies only 3 miles north east of J48 of the M4 motorway.



DESCRIPTION

An office suite forming part of an overhaul industrial development. The office suite is to be refurbished by the landlord. A kitchen is provided, with shared wc facilities.

ACCOMMODATION

Total:	35.84 SQ M	386 SQ FT
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RATEABLE VALUE

We have been informed via an online enquiry on the Valuation Office web site, that the property has a rateable value of £TBA.

UBR for Wales 2024/25 is 56.2p in £

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 a new lease, terms open to negotiations.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

The tenant to contribute to the maintenance of the external part of the estate via a service charge payment. The landlord to continue to insure and recover the premium cost from the tenant.

Service Charge and Building Insurance Premium: £600 pax.

RENT

£3,860 PAX

EPC

To be provided.

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.

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MAY 2024