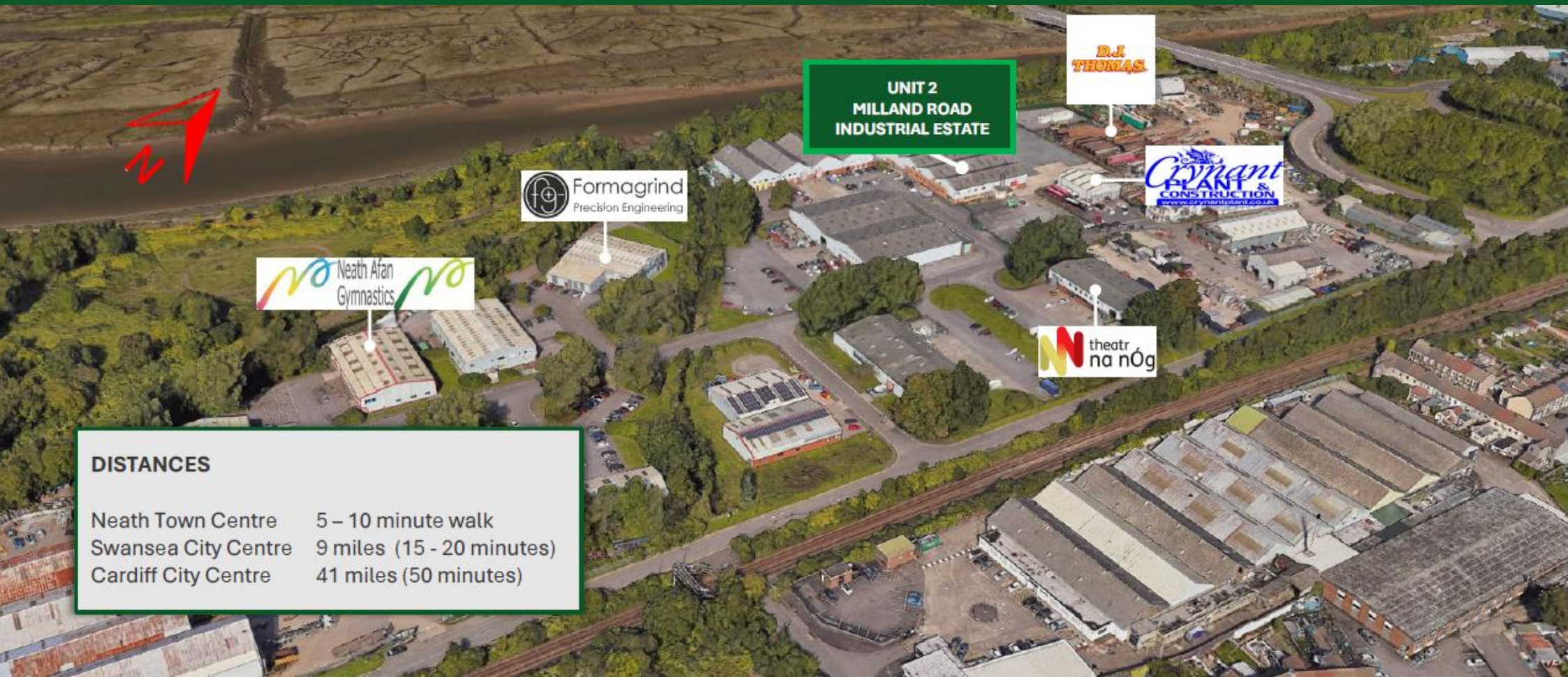


UNIT 2 MILLAND ROAD INDUSTRIAL ESTATE

MILLAND ROAD | NEATH | SA11 1NJ



UNIT 2
MILLAND ROAD
INDUSTRIAL ESTATE

D.J.
THOMAS

Formagrind
Precision Engineering

Cymant
CONSTRUCTION &
CONSTRUCTION

Neath Afan
Gymnastics

theatr
na nOg

DISTANCES

Neath Town Centre	5 – 10 minute walk
Swansea City Centre	9 miles (15 - 20 minutes)
Cardiff City Centre	41 miles (50 minutes)

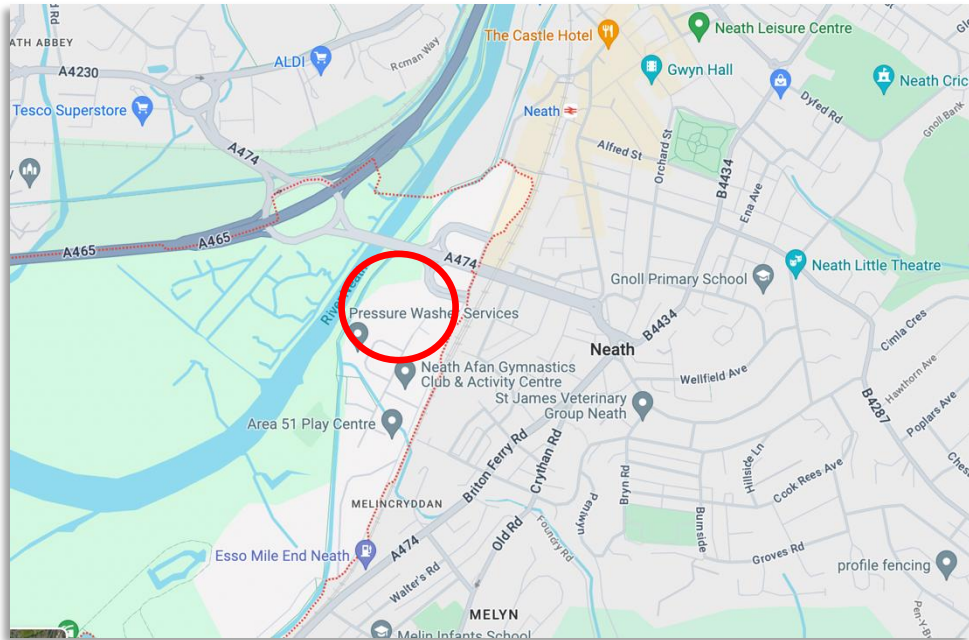
- NEWLY REFURBISHED MANUFACTURING & DISTRIBUTION PREMISES
- APPROX 1.5 ACRES OF YARD SPACE
- AVAILABLE SPACES FROM 1,207.74 SQ M (13,000 SQ FT)
- TOTAL SQUARE FOOTAGE 3,161 SQ M (34,029 SQ FT)
- ASKING RENTS FROM £78,000PAX
- FURTHER INFORMATION AVAILABLE UPON APPLICATION

INDUSTRIAL PREMISES

TO LET

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.

- NEW INTERNAL AND EXTERNAL REFURBISHMENT
- FULL ALLOY CLAD ROOF
- MANUFACTURING, DISTRIBUTION & OFFICE SPACE
- AVAILABILITY FROM 13,000 - 34,029 SQ FT

ACCOMMODATION

FROM:	1,207.74 SQ M	13,000 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 2025/26 is 56.8p in the £.

Interested parties are advised to verify this information.

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1 Conwy House, Castle Court, Phoenix Way, Swansea SA7 9LA

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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.

ASKING RENT FROM

£78,000pax.

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.

ANTI MONEY LAUNDERING REGULATIONS

Regulations require checks on all prospective tenants/purchasers. Photo ID plus proof of address is required before a transaction can proceed. AML searches are outsourced to our partner Credas (Certified Digital Identity Verification Service).

FURTHER INFORMATION

For further information or to arrange a viewing, please contact sole letting agents Hunt & Thorne Chartered Surveyors.

JASON THORNE

jason@huntandthorne.com

07387 188482

MATTHEW SIMS

matthew@huntandthorne.com

07825 372503

November 2025

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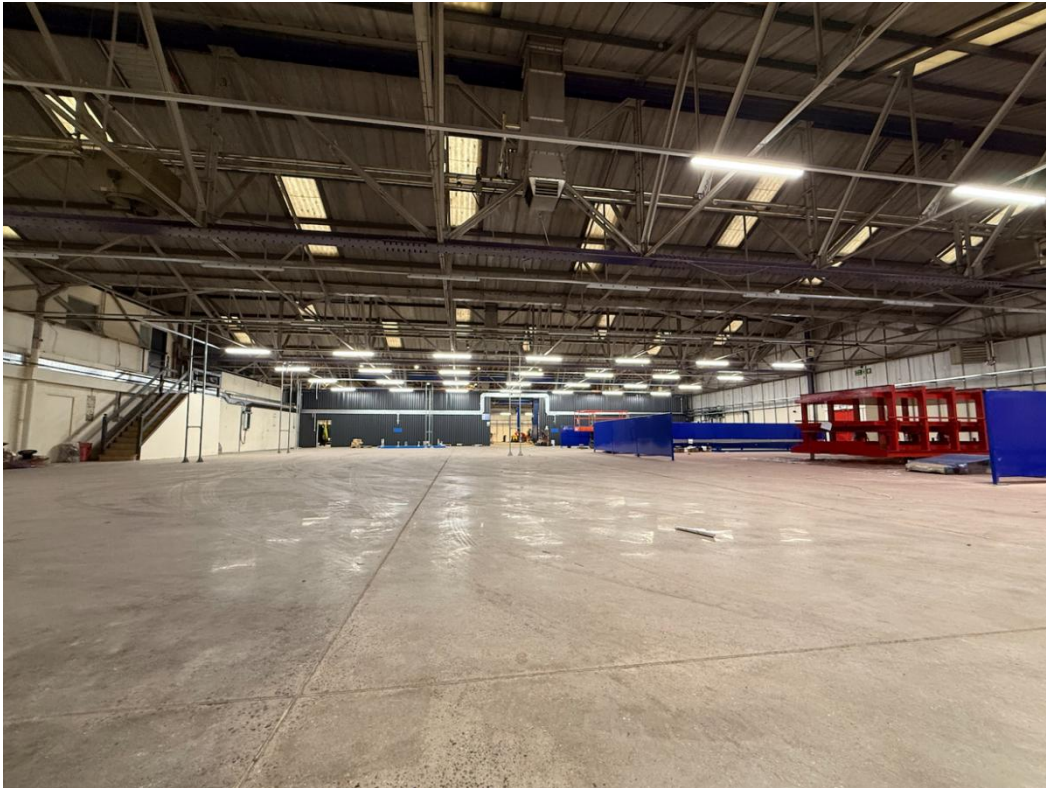
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