UNIT 9 MILLAND ROAD INDUSTRIAL ESTATE

MILLAND ROAD | NEATH SA1 1NJ

HUNT & THORNE
CHARTERED SURVEYORS



INDUSTRIAL PREMISES

TO LET

- GOOD OFFICE ACCOMMODATION
- LARGE EXTERNAL CAR PARKING/YARD AREA
- CLOSE TO J43 AND A465 HEADS OF THE VALLEY DUAL CARRIAGEWAY
- 2,459.78 SQ M (26,477 SQ FT)
- ASKING RENT £172,500 PAX

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LOCATION

The property is located on the Milland Road Industrial Estate in Neath, which is considered to be one of the prime industrial locations serving Neath Town Centre. Good communications are provided to the A465 Heads of the Valley road. The property is approximately 4 miles east of J43 of the M4 motorway.

Prominent occupiers in the immediate area include Wolseley Plumb Centre, Hale Construction, Naissance, Sandvik Osprey, Crynant Plant, The Safety Letterbox Company, Formagrind, Lextan and Karcher Center Neath.



DESCRIPTION

The development is an ex-WDA estate, with Unit 9 being a detached steel portal frame construction, with alloy cladding walls, beneath a double pitched corrugated roof. The property benefits from its own external car parking and loading area. The building has the following features:

- Minimum eaves height of 5.13m
- Ground and first floor offices
- Good on-site car parking/yard area
- The site is located alongside the Heads of the Valley dual carriageway
- The property is located close to J43 of M4

ACCOMMODATION

Ground floor warehouse and offices	2,370.81 sq m	25,519 sq ft
First floor offices	88.97 sq m	958 sq ft
TOTAL	**2,459.78 sq m**	**26,477 sq ft**

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

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1, Castle Court, Phoenix Way, Enterprise Park, Swansea, Wales, SA7 9LA
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VAT
All prices are quoted excluding VAT. Our client reserves the right to charge VAT on all payments.

RATEABLE VALUE
We have been informed via an enquiry on the Valuation Office website, that the rateable value is £62,500.

UBR for Wales 2026/27 is 0.502p in the £.

Interested parties are advised to verify this information.

LEASE TERMS
The property is available on new lease terms.

RENTAL
Offers in the region of £172,500 pax.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM
A service charge will be payable in relation to the maintenance of the external part of the estate. The landlord to continue to insure and recover the premium cost back from the tenant.

EPC
To be confirmed.

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.

MATTHEW SIMS
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07825 372503

JASON THORNE
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07387 188482

November 2025

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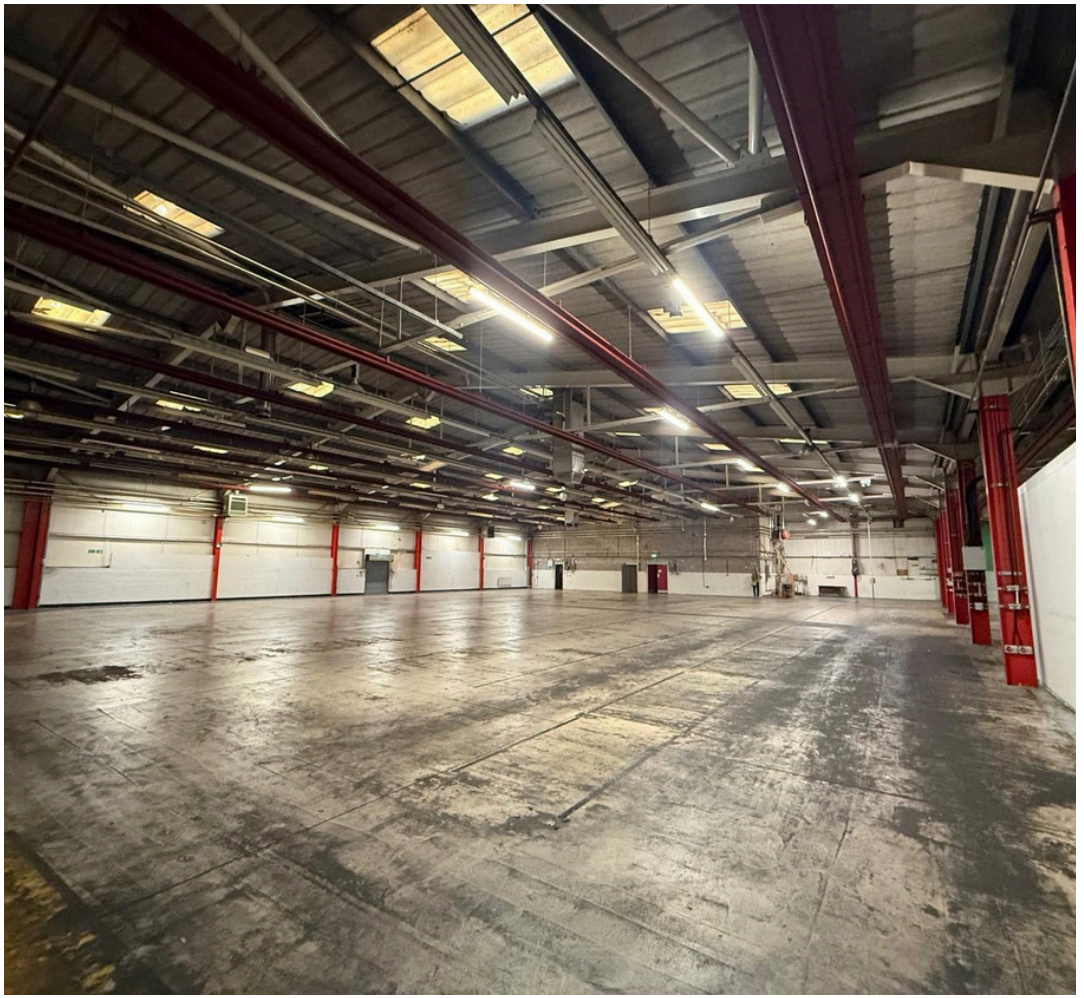
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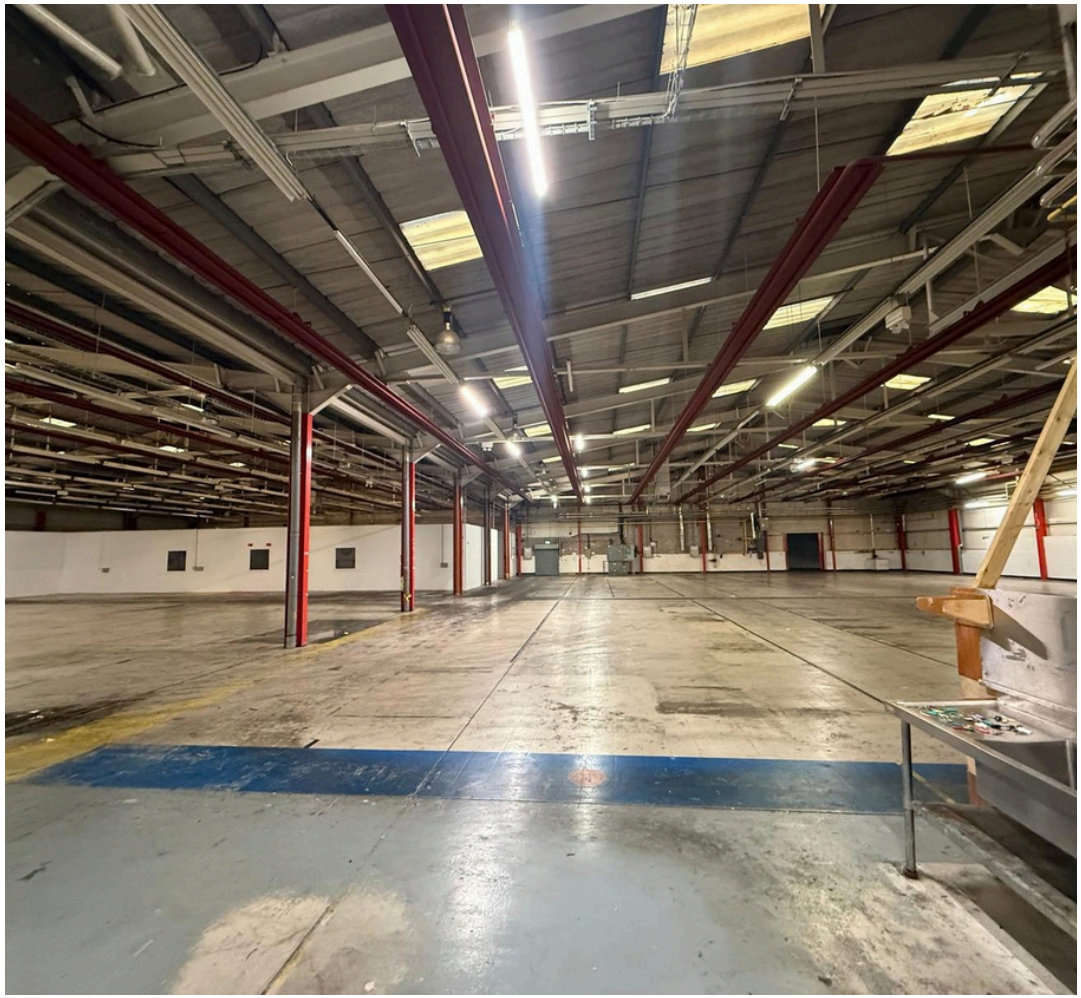


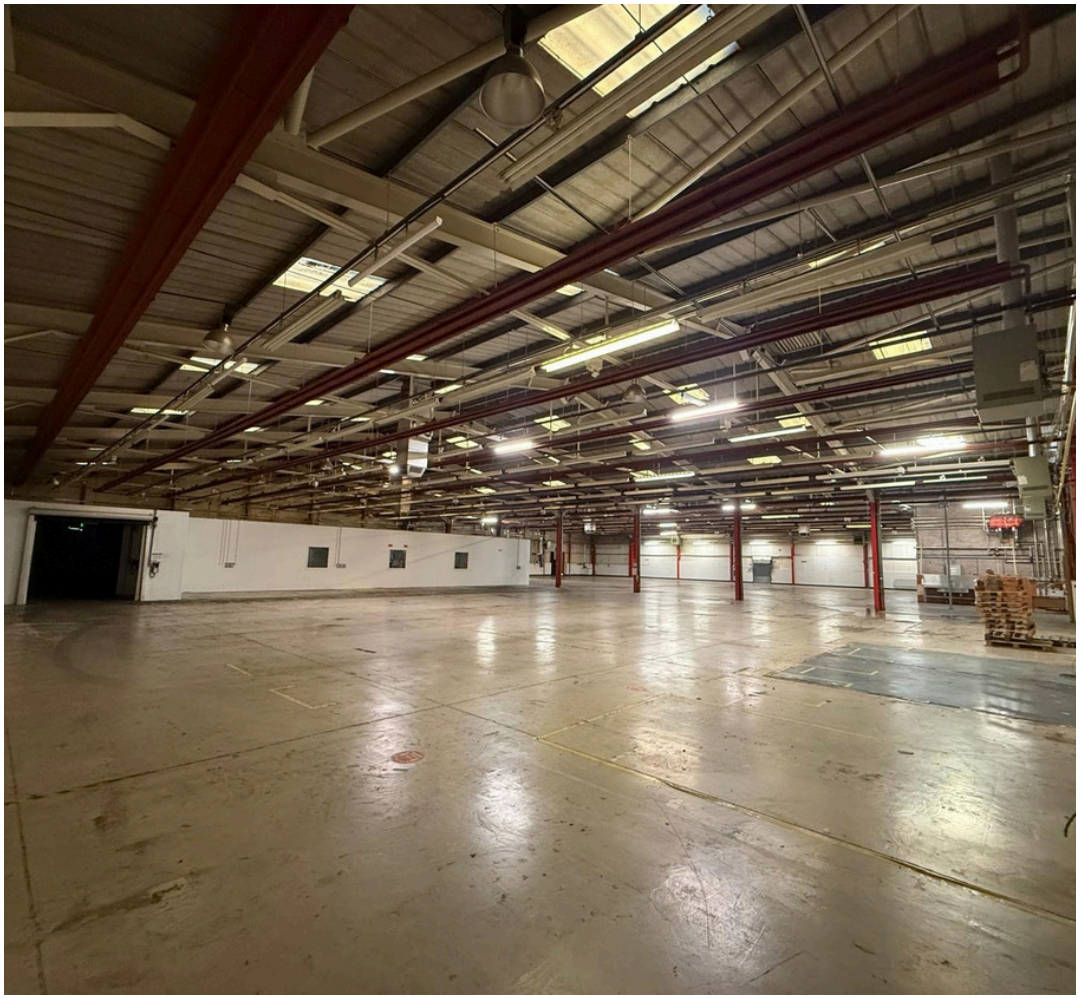
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