UNIT 14, PONTARDULAIS WORKSHOPS

PONTARDULAIS INDUSTRIAL ESTATE | PONTARDULAIS | SA4 8SG

HUNT & THORNE
CHARTERED SURVEYORS



OFFICE SPACE

TO LET

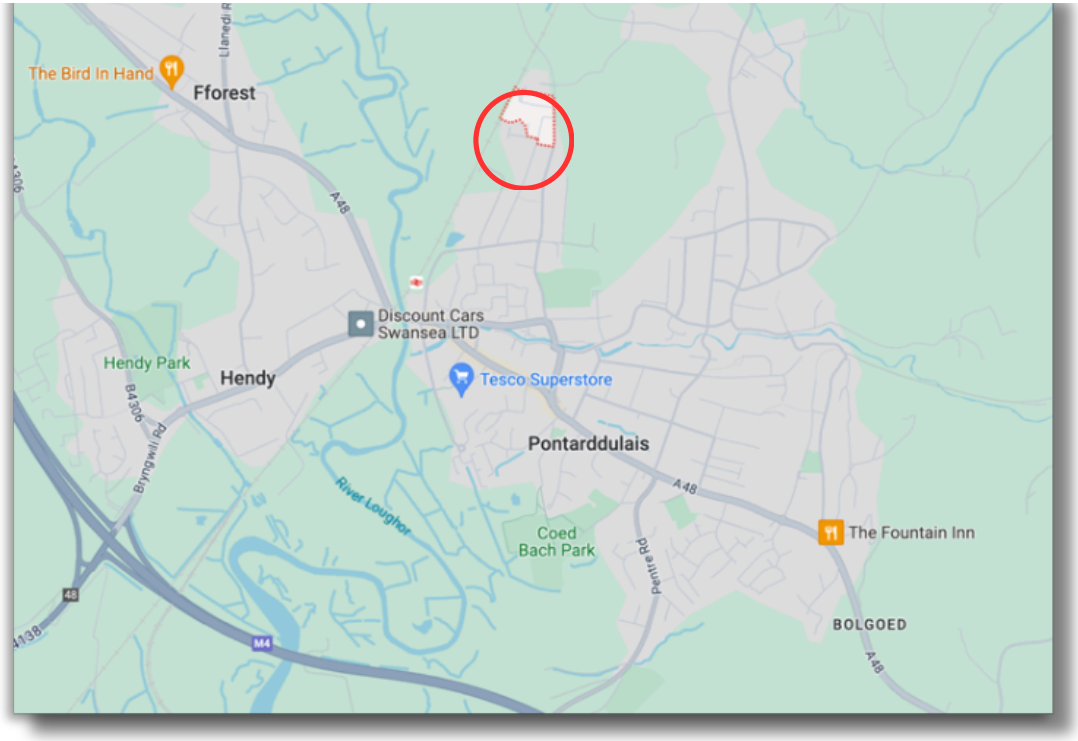
- REFURBISHED OFFICE ACCOMMODATION
- ON SITE CAR PARKING
- CLOSE TO J48 OF THE M4 MOTORWAY
- 35.84 SQ M (386 SQ FT)
- ASKING RENT £4,800 PAX

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01792 776600
huntandthorne.com

LOCATION

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

	sq. m	sq. ft
Total	35.84	386

RATEABLE VALUE

We have been informed via an enquiry on Valuation Office website, that the rateable value is £ TBA.

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

Interested parties are advised to verify this information.

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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 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.

ASKING RENT
£4,800 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.

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

March 2026

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

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