

Watts & Morgan

TO LET



£60,000 (From) Per Annum

Neath Abbey Business Park Neath SA10 7DR

- Immediately available To Let a modern warehouse/business unit providing flexible accommodation from approximately 1040sq.m (11,202sq.ft) to 2491sqm (26,803sq.ft) GIA and considered suitable for a variety of commercial uses including clean manufacturing, storage, health care/medical, office, R&D and potentially Leisure type use.
- Situated in a convenient location on the Neath Abbey Business Park located just 1 mile or so from Junction 43 of the M4 Motorway via the A465 dual carriageway. The Business Park is located at Neath Abbey and is within an easy 2 minute or so drive from both Neath and Skewen.
- Immediately available To Let under terms of a new FRI Lease for a term of years to be agreed at a rental from £5.35 per sqft

Location

The property is situated in a convenient location lying just off the A465 dual carriageway approximately 1 mile east of Junction 43 of the M4 Motorway. Cardiff lies approximately 30 miles to the east and Swansea approximately 8 miles to the south west.

Description

The property briefly comprises of a detached warehouse/business unit that is built to a traditional standard of construction around a steel portal frame providing clean span.

The property is considered to offer Hybrid type space in that it comprises of both clean warehousing space and a high percentage of office type space and is considered suitable for a wide variety of commercial uses.

The property has the benefit of a two-storey office wing to the front elevation which is finished to brickwork elevations. Internally the office space is currently in a shell condition so is suitable for a variety of commercial uses subject to fit out and any necessary change of use planning permission.

Accommodation

The property briefly provides the following accommodation:-

Warehouse/Workshop - 1733sq.m (18,647sq.ft)

Ground Floor Office/Ancillary - 312sq.m (3357sq.ft)

First Floor Office/Ancillary - 446sq.m (4799sq.ft)

Total Accommodation: 2491sq.m (26,803sq.ft) GIA

The property has the benefit of a fully tarmacadam surfaced forecourt providing for good loading/unloading and car parking.

The property is available either as a whole or in part with space available from approximately 1041 sqm (11,202 sqft) GIA

Tenure

The property is immediately available To Let under terms of a new FRI Lease for a term of years to be agreed.

Rental

From £5.35 PSF

The property is available To Let "as is" but also on the basis that the property landlord will consider a re-configuration of the unit and bespoke tenant fit out so as to suit tenants requirements as part of a letting deal. Details on application and rent to be negotiated.

EPC

Energy Rating - Band D

Business Rates

To be assessed.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT if applicable.

Anti Money Laundering

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

Viewing

Strictly by appointment only through sole letting agents:

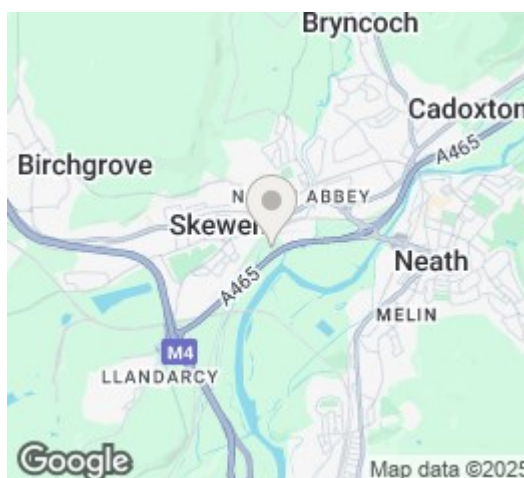
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