

To Let

Trade Counter/Warehouse/Distribution

Industrial

Unit 3, Lonlas Industrial Estate, Skewen, Neath, SA10 6RP



- 543.20 Sq M (5,847 Sq Ft)
- Dedicated Car Parking Area
- Close to J44 of the M4 Motorway

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Location



The Estate is accessed from the A4230 which leads to J44 of the M4 motorway, approximately one mile to the west.

Access to the A465 trunk road is available two miles from the Estate at Neath, offering access to many South Wales Valley Towns.

Description

A steel portal frame terraced property. The upper walls of the front are finished with alloy cladding. The lower part are brick with rendered decoration.

- Eaves height approx 4.46 metres
- Dedicated car parking
- Front elevation has been refurbished

Accommodation

The following Gross Internal Areas exist at the property.

Floor Area	Sq M	Sq Ft
Total GIA	543.20	5,847

Legal Costs

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

Business Rates

We have been informed via an online enquiry on the Valuation Office website that the property has a Rateable Value of £15,750.

UBR for Wales 2020/21 is 53.5p in the £.

Interested parties are advised to verify this information by making direct contact with the local Rating Authority.

Terms

A new Full Repairing and Insuring lease, incorporating service charge. The terms are open to negotiation.

Rental

Asking rent £27,500 pax

Service Charge & Building Insurance

A service charge is payable in relation to the joint shared maintenance of the external part of the Estate.

The Tenant to also reimburse the Landlord the Building Insurance payable on the property.

Energy Performance Certificate (EPC)

CRN: 0806-0391-7730-1090-4103.

Band B.

Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

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Jenkins Best
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