

SUITE 15 & 19

**HUNT &
THORNE**
CHARTERED SURVEYORS

PONTARDULAIS INDUSTRIAL ESTATE | PONTARDULAIS | SA4 8SG

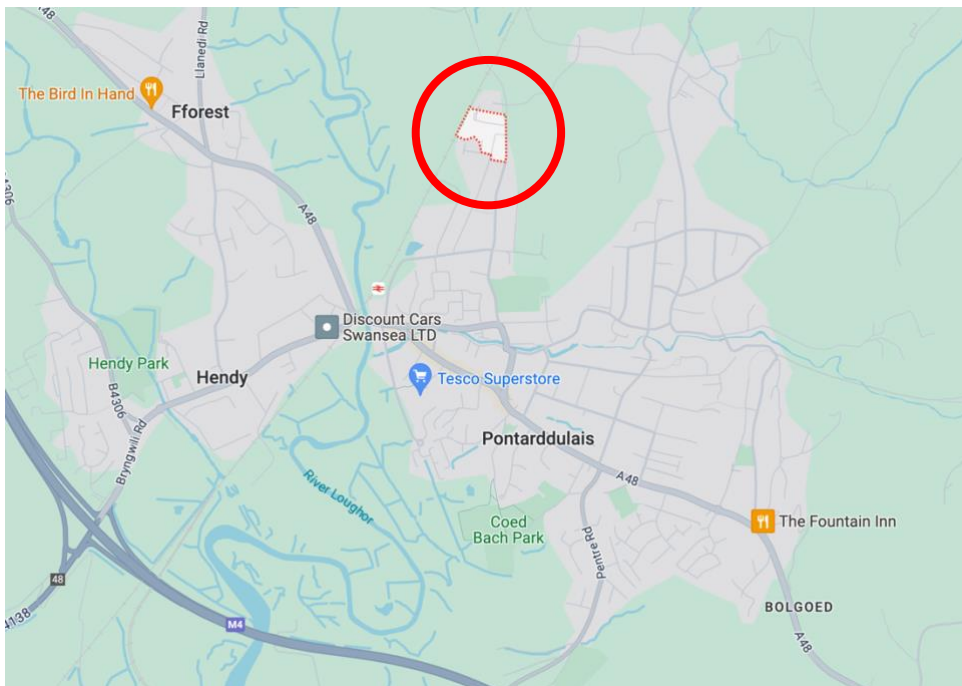


OFFICE SPACE
TO LET

- REFURBISHED OFFICE ACCOMODATION
- ON SITE CAR PARKING
- CLOSE TO J48 OF THE M4 MOTORWAY
- 121.53 SQ M (1,308 SQ FT)
- £10,464 PAX

LOCATION

The office suite is located on the established Pontarddulais Industrial Estate, accessed via Tyn Y Bonau Road and Woodville Street, north of Hendy and Pontarddulais town centre. The development lies only 3 miles north east of J48 of the M4 motorway.



DESCRIPTION

A mixed office and storage facility. The stores are accessed via a narrow roller door for goods entry only. The suite comprises of an entrance lobby, kitchen, two offices and two stores.

ACCOMMODATION

Total:	121.53 SQ M	1,308 SQ FT
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RATEABLE VALUE

We have been informed via an online enquiry on the Valuation Office web site, that the property has a rateable value of £TBA.

UBR for Wales 2024/25 is 56.2p in £

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

Hunt & Thorne Limited - Company Registration No 13141652. Suite 3, First Floor Copper Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9FG

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.

RENT

£10,464 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.

FURTHER INFORMATION

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

JASON THORNE

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07387 188482

MATTHEW SIMS

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07825 372503

MAY 2024

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