

YARD AREA/COMPOUND

MILLAND ROAD INDUSTRIAL ESTATE | NEATH | SA11 1NJ



**YARD AREA
TO LET**

- YARD AREA/ COMPOUND AVAILABLE
- 115.99 SQ M (1,249 SQ FT)
- CLOSE TO J43 OF THE M4 MOTORWAY
- RENT £6,500PAX

LOCATION

The property is located on the established Milland Road Industrial Estate, which is the home to occupiers such as Wolseley Plumb & Parts, The Safety Letterbox Company, Theatre na N'Og, Prestige Salon Supplies, Sandvik Osprey, Naissance, Buildbase and Crynant Plant.

The site has good access to the A465 Heads of the Valley Road, with easy access to J43 of the M4 motorway, two miles to the south.



DESCRIPTION

A small compound area, to the rear of the Milland Road Industrial Estate site. The compound amounts to cir 115.99 sq m (1,249 sq ft).

ACCOMMODATION

TOTAL:	115.99 SQ M	1,249 SQ FT
---------------	-------------	-------------

RATEABLE VALUE

A new rateable value assessment will have to be created for the compound area.

UBR for Wales 2023/24 is 0.535p in the £.

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

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1 Conwy House, Castle Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9EQ.

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 new lease terms.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

A service charge is payable towards the upkeep of the external parts of the Milland Road Industrial Estate.

RENT

£6,500pax

EPC

TBC

VAT

VAT will be charged 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

jason@huntandthorne.com
07387 188482

MATTHEW SIMS

matthew@huntandthorne.com
07825 372503

NOVEMBER 2024

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

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1 Conwy House, Castle Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9EQ.

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.