

# UNIT 4 RVB PARK

CAMFFRWD WAY | ENTERPRISE PARK | SA6 8QD

**HUNT &  
THORNE**  
CHARTERED SURVEYORS



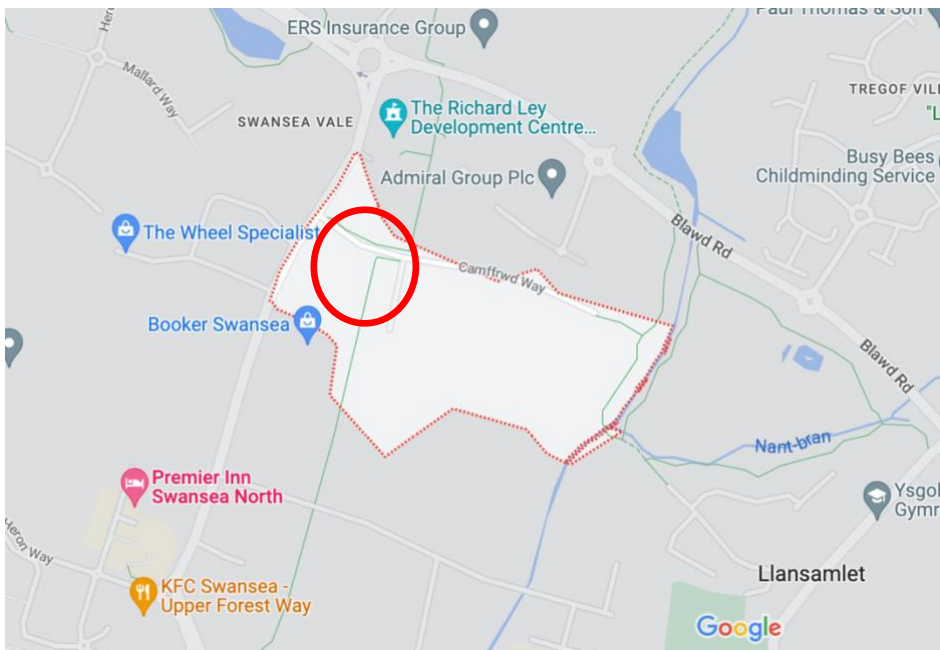
**TRADE COUNTER  
TO LET**

- MODERN TRADE COUNTER UNIT
- PROMINENT ROADSIDE DEVELOPMENT
- CLOSE TO J44 & 45 M4
- 571.47 SQ M (6,151 SQ FT)
- RENT £43,057 PAX

## LOCATION

RVB Park is located at the northern end of the Enterprise Park, close to the junction with Upper Fforest Way and Camffrwd Way. Conveniently located within 1 mile of J45 of the M4 motorway.

Prominent occupiers in the immediate vicinity include Arco Safety Wear, Booker, Cash and Carry, Asda, Costa, and Joes Ice Cream.



## DESCRIPTION

An end of terrace modern portal frame building, with elevations of facing brick, breeze block, with alloy cladding to the upper part of the walls and roof.

Minimum eaves 5.3m. Externally forecourt car parking and loading area to the front of the development.

## ACCOMMODATION

<b>GROUND FLOOR:</b>	477.52 SQ M	5,140 SQ FT
<b>FIRST FLOOR:</b>	93.95 SQ M	1,011 SQ FT
<b>TOTAL:</b>	571.47 SQ M	6,151 SQ FT

## RATEABLE VALUE

£24,000

UBR for Wales 2024/25 is 56.2p 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

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.

## RENT

£43,057 pax

## EPC

To be Provided

## VAT

All prices are quoted exclusive of VAT. Our client reserves the right to charge VAT 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

## JOINT AGENTS

## JENKINS BEST

## HENRY BEST

henry@jenkinsbest.com  
07738 960012

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