

# UNIT 4 YSTRAD TRADE PARK

YSTRAD ROAD | SWANSEA | SA5 4JB

**HUNT &  
THORNE**  
CHARTERED SURVEYORS



**INDUSTRIAL PREMISES  
TO LET**

- ESTABLISHED MULTI-LET COMMERCIAL ESTATE
- OPEN PLAN ACCOMMODATION
- CLOSE TO J47 M4
- 243.01 SQ M (2,605 SQ FT)
- RENT £19,500 PAX



## LOCATION

Ystrad Trade Park is located at the bottom of the busy Kingsway in Fforestfach, Conveniently located within 2.5 miles of J47 of the M4 motorway.

Prominent occupiers in the immediate vicinity include Tesco, McDonalds, Fix Auto, Umbra, and John Long Furniture Centre.



## DESCRIPTION

A terraced portal frame building, with elevations under a pitched roof.

## ACCOMMODATION

<b>TOTAL:</b>	243.01 SQ M	2,605 SQ FT
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## RATEABLE VALUE

£9,400

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.

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## LEASE TERMS

The property is available on a new full repairing and insuring lease.

## 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.

Current Service Charge - £781.50pax

Current Building Insurance - £745.52pax

## RENT

£19,500pax

## EPC

Rating – C

**2477-2759-1663-3499-4924**

## 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

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### MATTHEW SIMS

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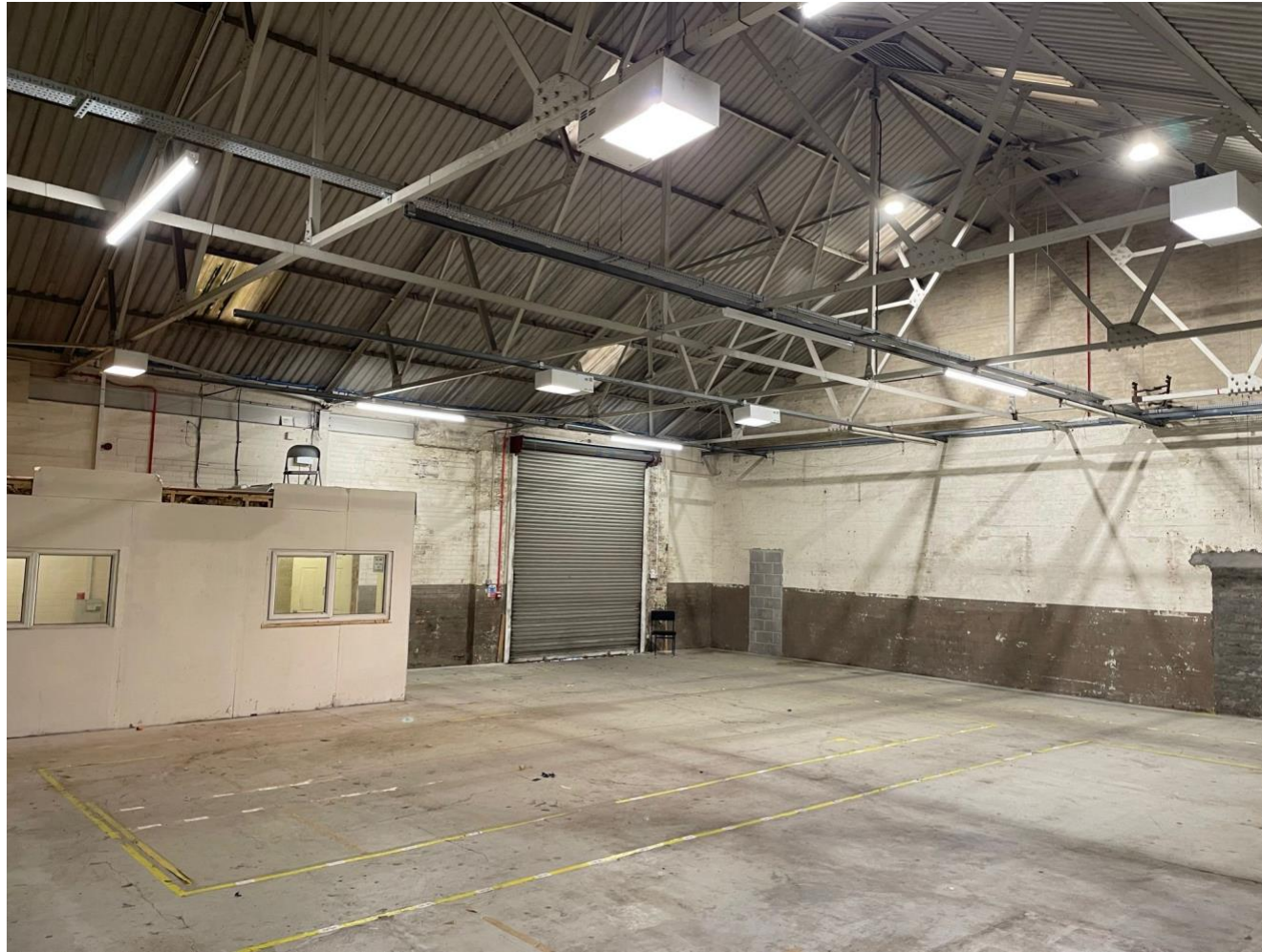
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FEBRUARY 2025

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