

# NEW DEVELOPMENT

BRITON FERRY BUSINESS PARK | NEATH | SA11 2JA

**HUNT &  
THORNE**

CHARTERED SURVEYORS

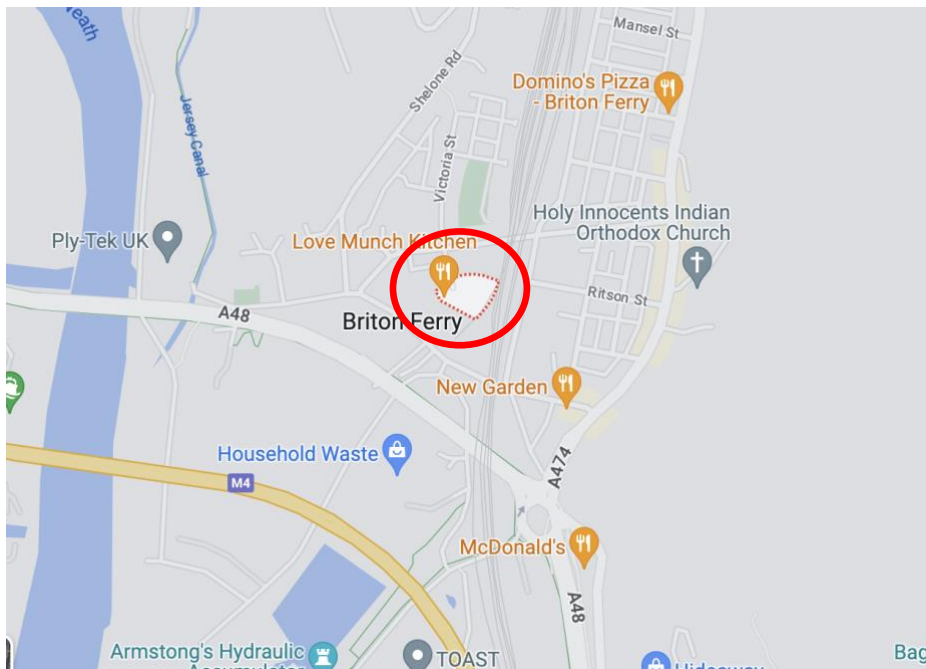


**STORAGE/WORKSHOP  
TO LET**

- NEWLY BUILT STORAGE/WORKSHOP ACCOMMODATION
- 4 UNITS AVAILABLE FROM 626 – 1,780 SQ FT
- LOCATED ON A SECURE SITE IN ESTABLISHED BUSINESS PARK
- DEVELOPMENT AVAILABLE FROM 1<sup>ST</sup> MARCH 2025
- RENT FROM £470 PCM

## LOCATION

The property is located in a built-up residential area, known as Briton Ferry, which lies four miles southwest of Neath Town Centre and six miles east of Swansea.



## DESCRIPTION

An industrial development, which comprises of 5 open plan ground floor storage / workshop units, undergoing full refurbishment. The unit is located on a secure site with yard areas also available.

## ACCOMMODATION

See availability schedule.

## RATEABLE VALUE

A new rateable value will be set on this property.

UBR for Wales 2024/25 is 0.562p 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 will be payable for the maintenance of the external common areas of the estate and the cost of insuring the property.

## RENT

See availability schedule.

## 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

matthew@huntandthorne.com  
07825 372503

JANUARY 2024

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<b>UNIT</b>	<b>SIZE</b>	<b>RENT PER MONTH</b>	<b>SC PER MONTH</b>	<b>BI PER MONTH</b>	<b>AVAILABILITY</b>
1	66.75 SQ M (719 SQ FT)	£540 PCM	£67.41 PCM	TBC	AVAILABLE
2	66.14 SQ M (712 SQ FT)	£540PCM	£66.75 PCM	TBC	AVAILABLE
3	58.18 SQ M (626 SQ FT)	£470 PCM	£58.69 PCM	TBC	AVAILABLE
4	165.32 SQ M (1,780 SQ FT)	£1,335 PCM	£166.88 PCM	TBC	AVAILABLE

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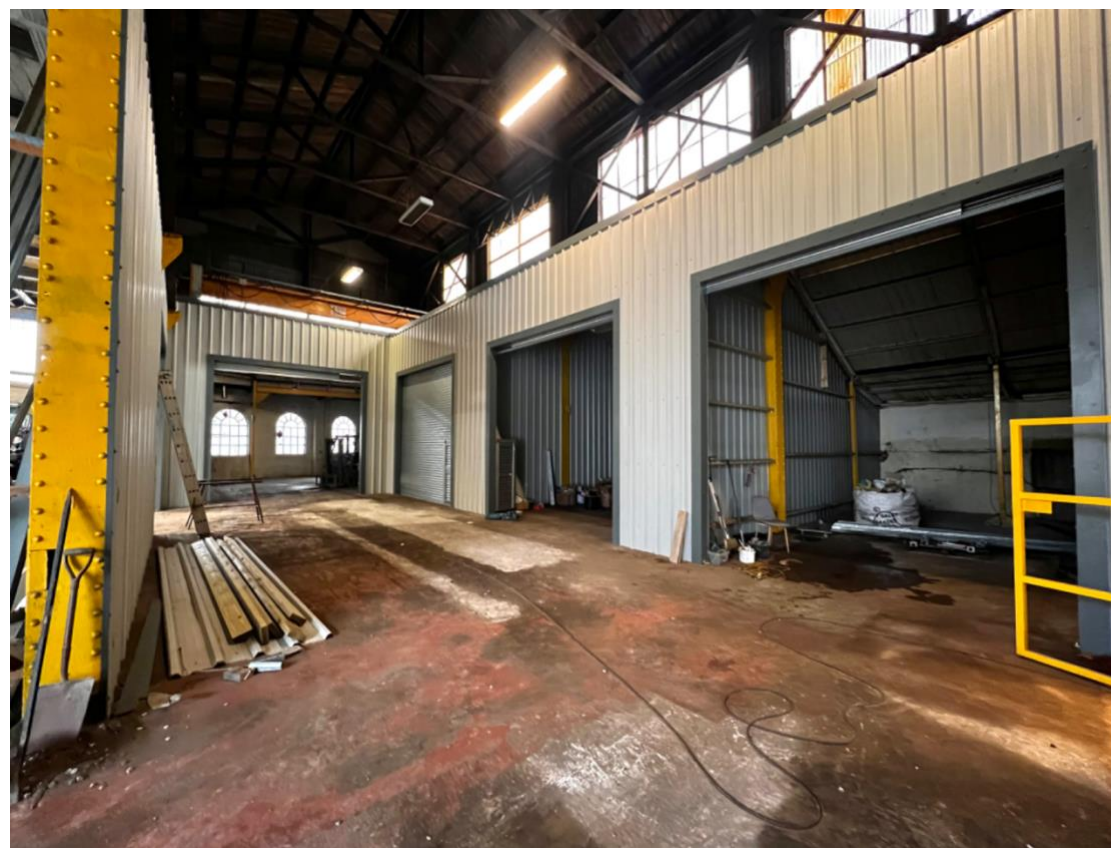
[huntandthorne.com](http://huntandthorne.com)



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