

**TO LET.**



**Refurbished Workshop Units.**  
**From 1,245 sq ft to 2,536 sq ft.**  
**Railway Buildings, Neath, SA11 1BY.**

## Location.

Railway Buildings are located next to Neath Railway Station, which is north of Junction 42 of the M4 Motorway and parallel to the A465.

Surrounding occupiers include Royal Mail, Travis Perkins and Neath Central Market.

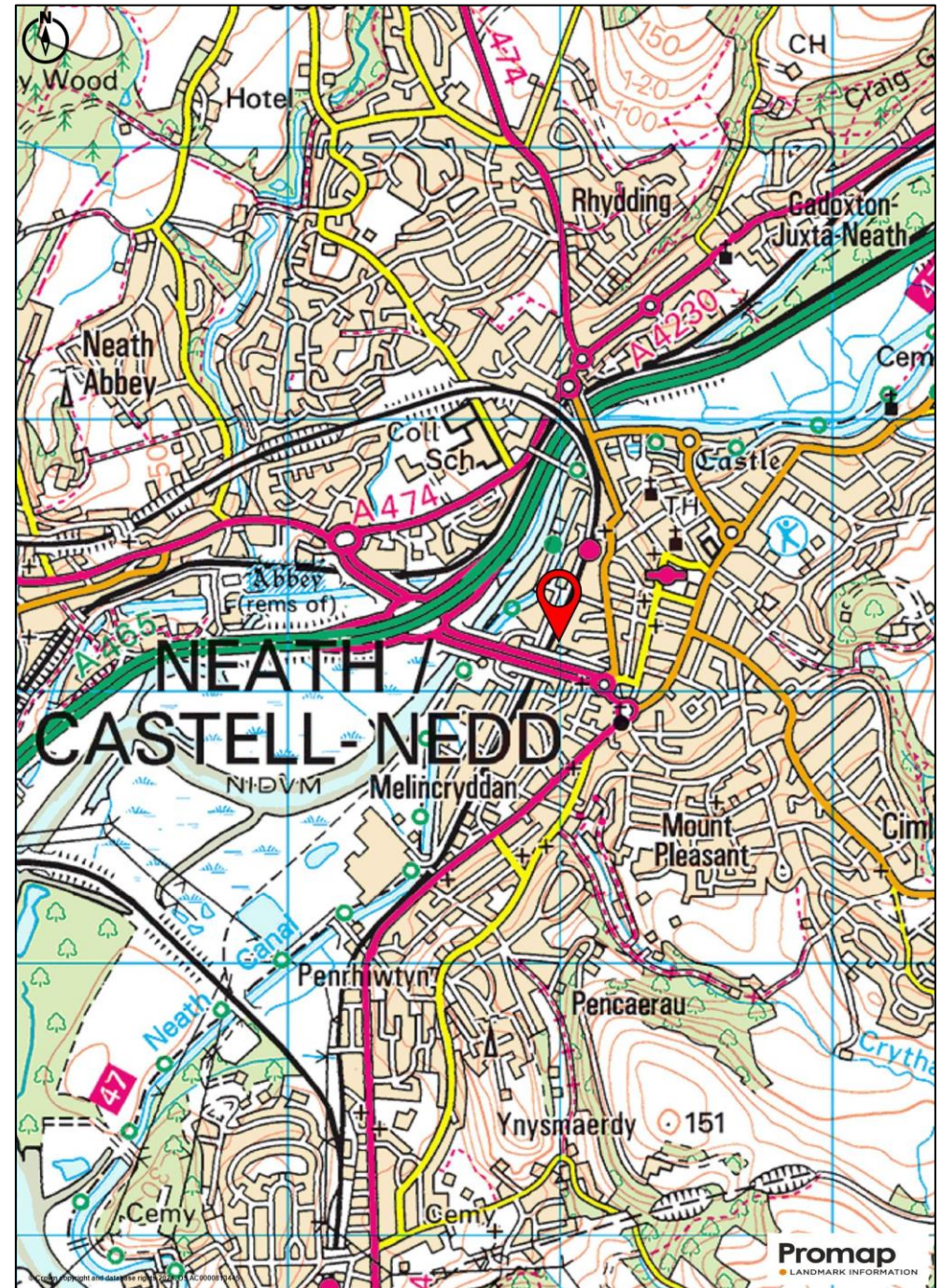
## Description.

Recently refurbished workshop unit that will benefit from the following:

- New roof with 10% translucent light panels
- Electric roller shutter access doors
- New pedestrian access doors
- Double glazing
- Demised car parking
- LED lighting
- Minimum eaves of 4.7m
- Maximum eaves of 6.5m

## Accommodation.

Unit	Size (sq ft)	Size (sq m)	Comments
2	1,245	116	Benefits from a mezzanine measuring 644 sq ft (60 sq m)
4	2,536	236	Can be sub-divided to offer 1,266 sq ft (117 sq m)
5	1,878	174	



## Services.

The units benefit from separately metered electricity, water and drainage.

Interested parties are advised to make their own enquiries.

## Terms.

Each unit is available on a new lease with Full Repairing terms.

Rent on Application.

## Use.

The units have consent for B1 Uses.

## EPC.

Energy Performance Certificates available on request.

## Service Charge.

The ingoing occupier will be responsible for a proportion of the service charge cost in maintaining the common parts of the estate.

## Rateable Value.

To be re-assessed.

## VAT.

VAT will be payable on all costs.



# Contact.

For further information, or to arrange a viewing, please contact the sole agents.



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## JUNE 2023- SUBJECT TO CONTRACT

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Particulars dated Junes 2023 . Photographs June 2024.

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