



hrt
herbert r thomas

Suite 1

Cymric House
Bethany Square

Port Talbot, SA13 1PQ
hrt.uk.com

Suite 1
Cymric House
Bethany Square

Asking price Annual Rental Of
£34,000

Ground and First Floor Suites of Offices situated in Port Talbot Town Centre near the Aberavon Shopping Centre, within walking distance of Port Talbot's Mainline Railway Station and Bus Station, just off the M4 Motorway.

Ground and First Floor Suites of Offices situated in Port Talbot Town Centre

Double Glazing

Gas Central Heating

Security Entrance System

Good Access off M4



Ground and First Floor Suites of Offices situated in Port Talbot Town Centre near the Aberavon Shopping Centre, within walking distance of Port Talbot's Mainline Railway Station and Bus Station, just off the M4 Motorway. The premises have until recently been utilised as offices but could be suitable for a variety of purposes subject, if necessary, to any Local Authority Planning consent being obtained. There is gas central heating, double glazing and a security entrance system. Large pay and display car park adjoining the property.

ACCOMMODATION

GROUND FLOOR 209.10 sq m (2251 sq ft)

Common Entrance Hall lobby with a lift to first floor 940 sq ft (87 sq m)

RECEPTION AREA sink unit

THREE OFFICES

LADIES, GENTS & DISABLED WC's

REAR HALLWAY with security entrance door to rear exterior and staircase to first floor

FIRST FLOOR 2361 sq ft (219.30 sq m)

COMMUNAL/RECEPTION AREA

FOUR OFFICES

LADIES & GENTS WC'S

RATING ASSESSMENT

Rateable Value - £23,500 UBR for Wales is 52.6p in the £

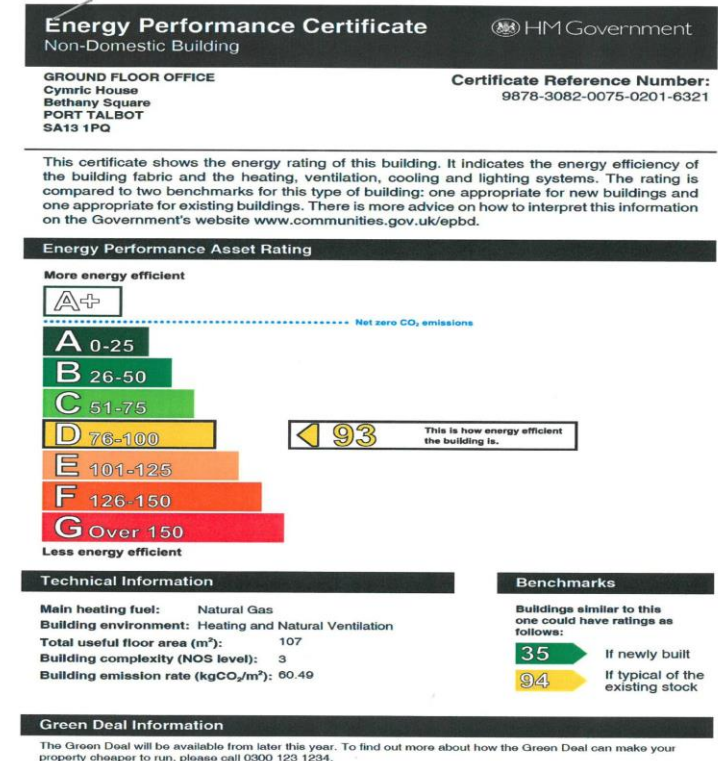
Interested parties should verify with Neath Port Talbot County Borough Council.

Premises is available to rent on new lease terms. Asking Rent - £34,000 PAX plus Service Charge and Building Insurance Premium.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

THE TWO FLOORS COULD BE RENTED SEPARATELY



Energy Performance Certificate

Non-Domestic Building



Cymric House
Bethany Square
PORT TALBOT
SA13 1PQ

Certificate Reference Number:
0960-8903-0352-7480-2084

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

44

This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 687
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 26.65
Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

26

If newly built

70

If typical of the existing stock

Energy Performance Certificate

Non-Domestic Building



FIRST AND SECOND FLOOR OFFICES NORTH
Cymric House
Bethany Square
PORT TALBOT
SA13 1PQ

Certificate Reference Number:
0070-8903-0356-7282-2080

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

74

This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 209
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 67.13
Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

18

If newly built

60

If typical of the existing stock

Services

All Main Services
Council Tax Band
EPC Rating

Viewing strictly by
appointment through
Herbert R Thomas

hrt.uk.com

hrt
herbert r thomas

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These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.