



## **Unit 8, Lonlas Industrial Estate**

Unit 8, Lonlas Business Park, Castell-Nedd, SA10 6SN

# Warehouse / Industrial / Trade Unit - Under refurbishment

6,373 sq ft

(592.07 sq m)

- Established Industrial Location
- Unit to be fully refurbished
- 2 x Full height roller shutter doors
- Maximum Eaves height 6.5m
- Generous forecourt for loading
- 2 milles from the M4 (J44)

#### **Summary**

Available Size	6,373 sq ft	
Rent	£6.75 per sq ft £43,000 per annum	
Rates Payable	£8,560 per annum	
Rateable Value	£16,000	
Service Charge	£1,240 per annum	
VAT	Applicable	
Legal Fees	Each party to bear their own costs	
EPC Rating	B (46)	

#### Description

Unit 8 Lonlas Industrial Estate comprises a mid terrace light industrial / warehouse unit.

A steel portal framed unit with two full height roller shutter doors (Width  $5.3 \text{m} \times \text{Height}$  4.5 m).

Internally the units is being refurbished and will benefit from new LED Lighting and redecoration

Minimum Eaves: 4.2m Maximum Eaves: 6.5m

The landlord is currently undertaking a refurbishment of the units.

#### Location

The unit is strategically located in close proximity to the M4 - Ideally positioned to benefit from access to Swansea, South West Wales, Port Talbot and the Heads of the Valleys Road (A465).

The estate is accessed from the A4230 which leads to J44 of the M4 motorway, approximately one mile to the west. Access to the A465 trunk road is available two miles from the Estate at Neath.

#### Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability	
Building	6,373	592.07	Available	
Total	6,373	592.07		

#### Viewings

To arrange a viewing please contact Cooke & Arkwright or joint agents Jenkins Best.

#### **Terms**

Unit 8 is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed. The Unit is subject to extensive refurbishment-forecasted to be completed / unit available from September 2023.

#### Insurance







### Viewing & Further Information



Rhys Price 02920 346374 rhys.price@coark.com



Max Wood 02920346336 max.wood@coark.com

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