



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)

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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 5.3m x Height 4.5m).

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	

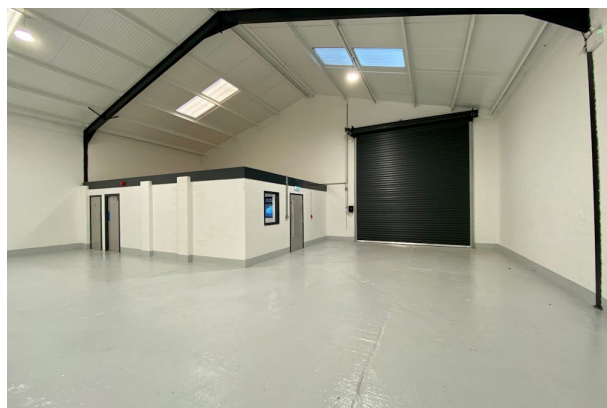
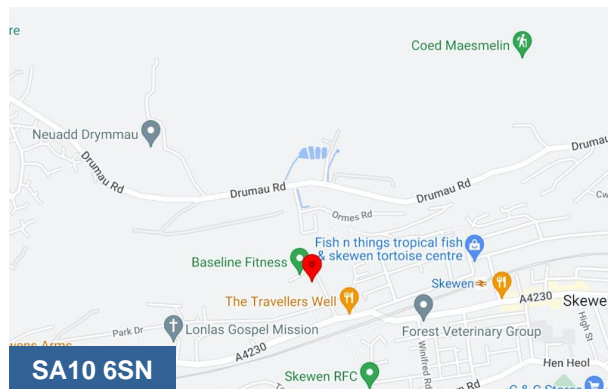
Viewings

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



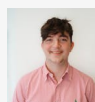
Viewing & Further Information



Rhys Price

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Max Wood

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The Landlord insures the building and recovers the annual premium from the Tenant.

The premium for the current year is c.£986 (Excl.)