

Commercial



First Floor Offices  
at 37 Alfred Street  
Neath

SA11 1EH

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# First Floor Offices at 37 Alfred Street

## Asking Rent

£800 PCM

Well-presented first floor suite of three offices at Alfred Street, on the periphery of Neath Town Centre which is a recognized office location with occupiers including estate agents, architects and solicitors. A short walking distance from the main line railway and bus stations within easy reach of the A465 Neath – Abergavenny Trunk Road and Junction 43 of the M4 Motorway.

The suites are offered at a rent inclusive of electricity and broadband is available. The suites enjoy the benefits of double glazing and a security alarm.

Accommodation Access from Alfred Street and ground floor hallway leading via security door to

### First Floor

#### Front Office

192sqft (17.83sqm) two windows overlooking

#### Alfred Street

#### Middle Office

122sqft (11.33sqm)

#### Rear Office

36sqft (8sqm)

#### Kitchen

53sqft (5sqm) walls part tiled, one and a half bowl sink unit, fitted wall and base units, refrigerator, wall mounted electric radiator.

#### Inner Hallway leading to

Cloakroom with handbasin and W/C

#### Net Internal Area

486sqft (45sqm)

#### Rating Assessment

#### Ratable value

(from 2023) £4,650 – Small Business Rates Relief applies, but interested parties should verify this with the Local Authority Business Rates Department.

#### Tenure

Freehold

#### Services

EPC Rating E

#### Directions

Travelling along Windsor Road, turn right in to Alfred Street, the property is located half way along on the right hand side

Viewing strictly by appointment through Herbert R Thomas

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**hrt**  
herbert r thomas

33 Alfred Street, Neath, West Glamorgan,  
SA11 1EH,  
01639 639541  
[neath@hrt.uk.com](mailto:neath@hrt.uk.com)

**hrt** Est. 1926



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.



English | [Contact](#)

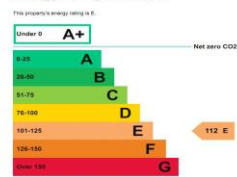
### Energy performance certificate (EPC)

Property type	B1 Offices and Workshop businesses
Total floor area	68 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from E+ to E.  
You can read [guidance on products on the regulations and exemptions](#) from [the government's Energy Rating and Exemptions](#) website.

#### Energy rating and score



Properties get a rating from A+ (best) to G (worst) and a score.  
The better the rating and score, the lower your property's carbon emissions are likely to be.

#### How this property compares to others

Properties similar to this one could have ratings:

If newly built

35 A