

Commercial

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Offices/Stores to  
the rear of 162  
New Road

Skewen, Neath, Neath Port  
Talbot, SA10 6HD

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## Offices/Stores to the rear of 162 New Road

£375 PCM

### Situation and Description:

A commercial premises previously utilised as office and stores conveniently situated to the rear of 162 New Road being the main access road through Skewen with access to the property being via a security gate off New Road.

The property has been recently refurbished, space heating is provided via electric radiators and there is double glazing.

### Accommodation:

#### Ground Floor:

Part frosted glazed UPVC entrance door leading via steps to Hallway.

Cloakroom off with WC and wash hand basin.

#### Main Store Room: 250ft<sup>2</sup> (23m<sup>2</sup>)

Walk in store area off.

#### Kitchen: 61ft<sup>2</sup> (5.65m<sup>2</sup>)

Sink unit with electric water heater. Fitted base units. Access door and steel gate to rear exterior.

Staircase from Hallway leading to:

#### First Floor:

#### Office: 150ft<sup>2</sup> (14m<sup>2</sup>)

Double glazed window overlooking rear lane. Frosted glazed window into rear room.

#### Rear Room: 81ft<sup>2</sup> (7.50m<sup>2</sup>)

Sliding door off landing, recessed cupboard.

#### Externally:

Integral Store Shed adjoining front entrance door.

### Rating Assessment:

Please note no rates currently payable.

### Tenure

Freehold

### Services

Main supplies of water and electricity including Three Phase Electricity, drainage to main sewer.

Council tax band

### EPC Rating

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appointment through  
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## Commercial

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