Commercial

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Suite 1, Cymric House
Bethany Square

Port Talbot

SA13 1PQ

hrt.uk.com

Suite 1, Cymric House,

£24,000 Per Annum

Ground and First Floor Suites Of Offices situated in Port Talbot Town Centre, near 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 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 security entrance system. Large pay and display car park adjoining the property

Accommodation

Ground Floor

209.10sqm (2251sq ft)

Common entrance hall lobby

with a lift to first floor.

Reception Area

With sink unit

Three Offices

Rear Hallway

With security entrance door to rear exterior, staircase to first floor and understairs storage.

First Floor

219.30 sqm (2361 sq ft)

Communal/Reception Area

Four Offices

Ladies & Gents WC

Kitchen & Boiler Room

Rating Assessment

Rateable Vale

£23,500 TBC. Interested parties should verify with Neath And Port Talbot County Borough Council.

Premises is available to rent on new lease terms

TWO FLOORS COULD BE RENTED SEPARATLEY

Asking Rent

£24,000 PAX

Service charge

£2,400 PA and proportion of Building Insurance Premium

Tenure

Freehold

Services

All Mains Services
EPC Rating D

Directions

For Sat Nav Users - Postcode SA13 1PQ

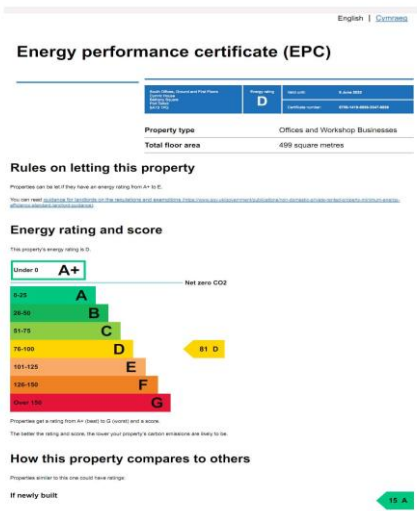Viewing strictly by appointment through Herbert R Thomas

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