

# Lonlas Business Park Skewen

Available to Let  
Warehouse  
6,373 sq ft ( 592 sq m )



Full height roller shutter doors



Parking / loading area



Three-phase electricity



LED lighting



2 miles from J44 of the M4

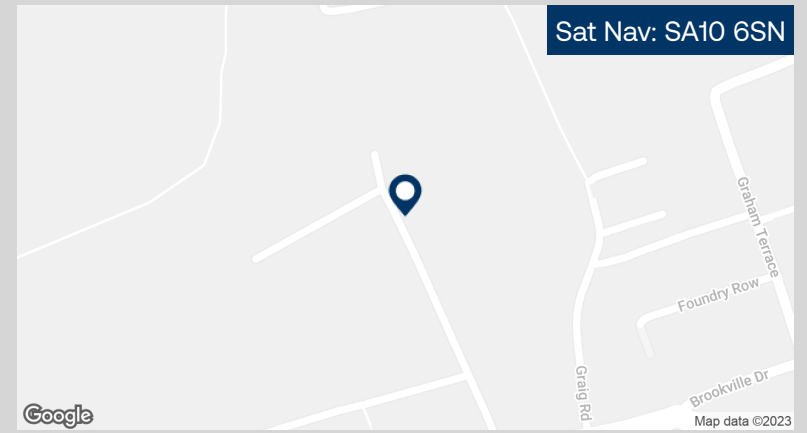


Undergoing refurbishment



# Lonlas Business Park

Lonlas Business Park, Skewen Skewen SA10 6SN



## Description

Unit 8 Lonlas Industrial Estate comprises a mid-terrace light industrial / warehouse. The steel portal framed unit is served by a single full height roller shutter door and a separate pedestrian / door entrance. The unit is to be fully refurbished by the Landlord to include new LED lighting.

CGI for reference purposes only

## Location

Lonlas Industrial Estate is strategically located in ideally positioned close proximity to the M4, benefitting 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.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

Please contact:

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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability	Rent
Unit 8	Warehouse	6,373	592	Immediately	Q4 2023
Total		6,373	592		

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