

To Let

Industrial

Trade Counter/Warehouse/Manufacturing

Unit 2 Cramic Business Park, Cramic Way, Port Talbot SA13 1RU



- 1,010.32 Sq M (10,875 Sq Ft)
- Centrally Located within Port Talbot
- Dedicated Car Parking
- Recently Reclad Building



Unit 2 Cramic Business Park, Cramic Way, Port Talbot SA13 1RU

Location



The premises are accessed off Helibron Way via Cramic Way, approximately 0.5 miles South East of Port Talbot Town Centre. Access is provided to Port Talbot via Junction 41 of the M4 motorway, which lies approximately 1 mile from the premises.

Description

The premises forms part of a multi-let industrial development where the main building comprises a lattice steel frame building covered with new alloy sheeting.

Car parking area exists to the front for staff with yard and loading areas to the rear.

- Mixture of Eaves Height, with the Main Eaves Height Being a Minimum of 5.8m (19ft 1in)
- Dedicated Car Parking
- Separate Loading Access Doors
- Loading Yards
- Steel Gantry Crane (Not Tested)

Accommodation

The property comprises of the following Gross Internal Area:

1,010.32 Sq M (10,875 Sq Ft).

Further first floor offices are available via separate negotiations.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

We have been informed via an enquiry on the Valuation Office website that the property has a Rateable Value of £21,500.

UBR for Wales 2017/18 is 49.9p in the £.

Terms

A new Full Repairing and Insuring Lease on terms open to negotiation.

Rent

£38,100 pax.

Service Charge and Building Insurance

A Service Charge is payable in relation to the joint shared maintenance of the external part of the Estate. The Landlord to insure and recover the premium from the Tenant.

Energy Performance Certificate (EPC)

To be provided on completion of refurbishment works.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

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