



## Open Storage Land, Neath Abbey Road, Neath, SA10 7BR

Well-located surfaced secure open storage yard in close proximity to Neath Town Centre

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	0.50 Acres / 0.20 Hectares
<b>Rent</b>	£20,000 per annum
<b>Service Charge</b>	Upon Enquiry
<b>Business Rates</b>	N/A
<b>EPC Rating</b>	EPC exempt - No building present

### Key Points

- Fully Fenced Secure Open Storage
- 500 KVA power capacity
- Floodlit
- Tarmac Surface

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## Summary

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Rent	£20,000 per annum
Business Rates	N/A
Service Charge	Upon Enquiry
VAT	Applicable
Estate Charge	N/A
EPC Rating	EPC exempt - No building present

## Description

The land comprises a level, surfaced, secure area of approximately 0.5 acres situated in close proximity to Neath Town Centre

The site also benefits from a power capacity up to a maximum of 500 KVA.

## Location

The property is accessed just off the A474 with direct link to the A465, providing access to Neath Town Centre, Neath Valleys and junction J43 of the M4 Motorway. Surrounding occupiers include Howdens, Toolstation, Macron Sports Hub, LBS Builders Merchants and ALDI

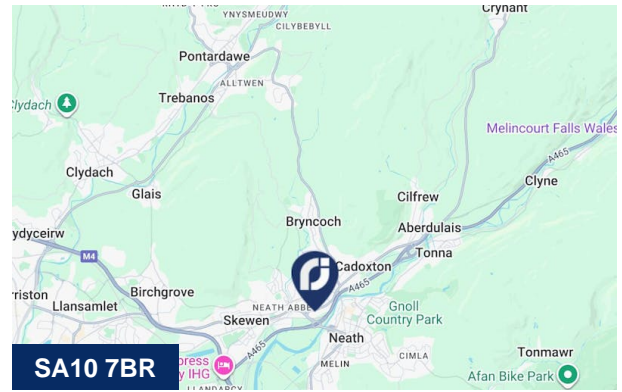
The property adjoins Neath Abbey Industrial Estate, a mixed-use industrial area which accommodates businesses across a variety of sectors.

## Viewings

Strictly by prior appointment via the sole agents RJ Chartered Surveyors.

## Terms

The site is available by way of a new Lease - period to be agreed.



## Viewing & Further Information



**Liam Slater**

07707855407 | 07707855407  
liam@rj-cs.co.uk



**James Smale-Davies**

07792504174  
james@rj-cs.co.uk