



TO LET

INDUSTRIAL PREMISES

Skewen SA10 6SN

Unit 9 Lonlas Industrial Estate

584.45 Sq M (6,291 Sq Ft)

LOCATION

The Estate is accessed from the A4230 which leads to Junction 44 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, offering access to many South Wales valley towns.

DESCRIPTION

A steel portal frame terraced property. The upper walls of the front are finished with alloy cladding. The lower part are brick with a rendered decoration.



**Adjacent Units
Available**

**Total 1,718.43 Sq M
(18,497 Sq Ft) Units 9
- 11**

**Close to Junction 44
of M4 Motorway**



ACCOMODATION

The unit comprises the following gross internal areas:

	SQ FT	SQ M
Warehouse Area	5,505	511.47
Office and Ancillary	393	36.49
Mezzanine	393	36.49
Total	6,291	584.45

RENTAL

£28,500 pax

SERVICE CHARGE

An estate service charge is payable for the maintenance and management of the estate's common parts and services. The budget service charge for 2016 is £2,516.40.

OTHER LEASE TERMS

The Tenant shall accept full responsibility for repairs to the property during the lease term.

A rental deposit may be required.

The Landlord will recover its costs in insuring the buildings. Insurance cost for 2016 year is £817.83

RATING ASSESSMENT

Unit 10/11 has a Rateable Value of £17,750

2015/16 rates liability approx £ 8,626.50 Interested parties should verify this information.



ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating:- Band D (92).

Full copies of the EPCs are available for inspection if required.

LEGAL COSTS

The lease shall be drafted in the Landlord's standard form, enabling early occupation if required. If the Tenant should require amendment of the Landlord's standard tenancy a charge may be administered

VIEWING

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