

To Let

Office Unit

Office

Unit 17 Ynyscedwyn Industrial Estate, Ystradgynlais, Swansea SA9 1DT

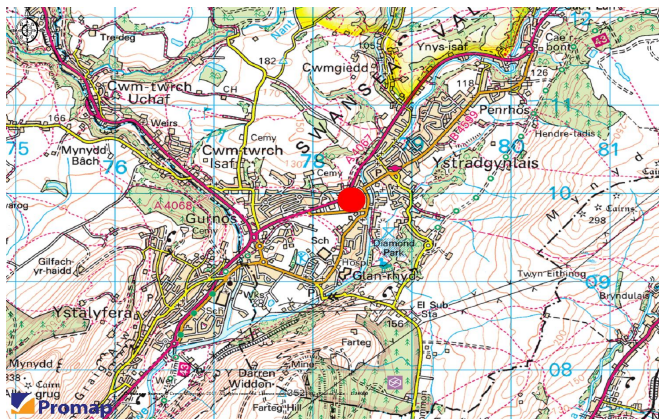


- 139.36 Sq M (1,500 Sq Ft)
- Close Proximity to Town Centre
- On-Site Parking
- Good Access to A4067 and B4599



Unit 17 Ynyscedwyn Industrial Estate, Ystradgynlais, Swansea SA9 1DT

Location



The property is located in Ynyscedwyn Industrial Estate to the South of Ynyscedwyn Town Centre. The property benefits from good access to A4067 and B4599, which provide access to Junction 45 of the M4 motorway, approximately 9.5 miles to the South. The A465 'Heads of the Valley Road' is also accessible via the A4221/A4109 to the East.

Surrounding occupiers include Spectrum Healthcare Ltd, Silverstar Components and Hurley Tech Ltd.

Description

The property comprises an open plan office with three further offices to the rear, kitchenette, disabled WC and separate male and female WC's.

The property benefits from the following specification:

- Electric Heating
- Carpet Tiles
- Suspended Ceiling
- Recessed Fluorescent Lighting
- Glass Door Frontage
- On-Site Parking

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition and comprises the following Gross Internal Area:

Floor Area	Sq M	Sq Ft
Unit 17	139.36	1,500

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 online enquiry on the Valuation Office website that the property has the following Rateable Value of £6,100.

UBR for Wales 2019/20 is 52.6p in the £.

Interested parties are advised to verify this information by making direct contact with the local Rating Authority.

Rent

£11,250 pax.

Service Charge & Building Insurance

The occupier to pay a Service Charge payable for the joint shared maintenance of the external parts of the Estate.

The occupier to reimburse the Landlord for the Building Insurance premium payable on the premises.

Administration Fee

A £175 administration fee will be charged to the tenant for the preparation of a Tenancy Agreement for each unit.

Energy Performance Certificate (EPC)

To be confirmed.

Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

Spencer Brook CP Ltd

01704 222826

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