

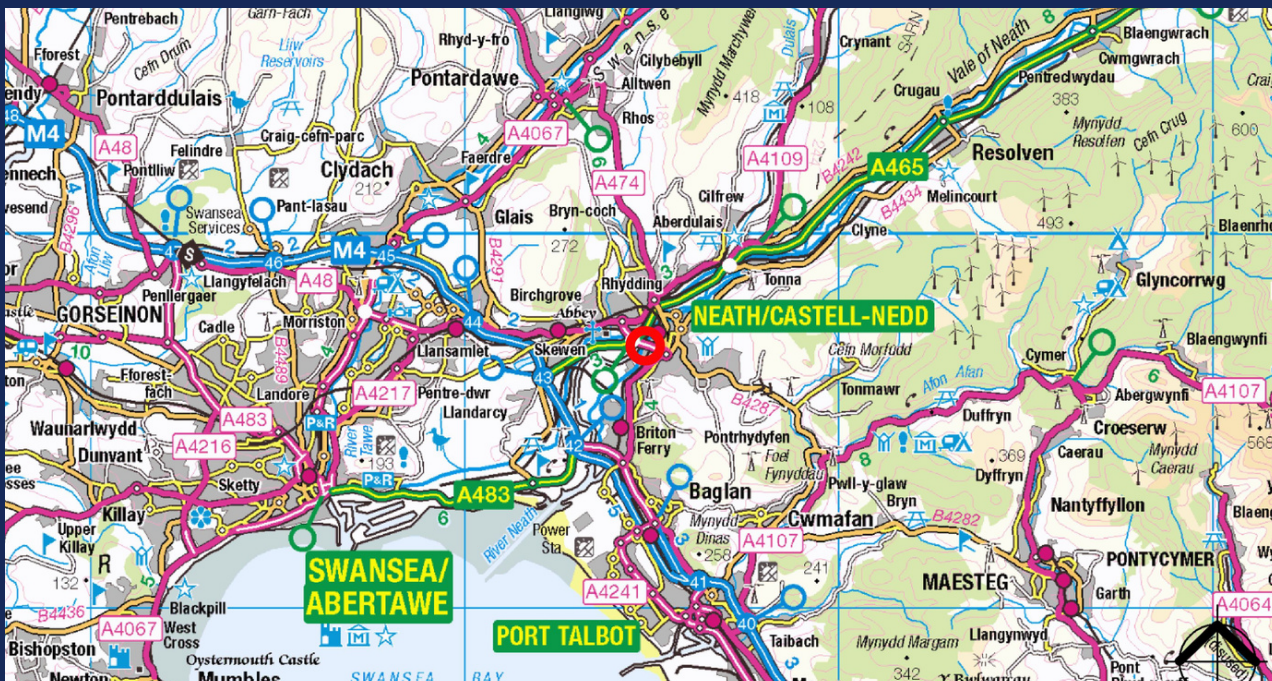


FOR SALE - 17,606 sq ft on 1.724 acres

FORMER CIVILS & LINTELS, MILLAND ROAD, NEATH, SA11 1NJ



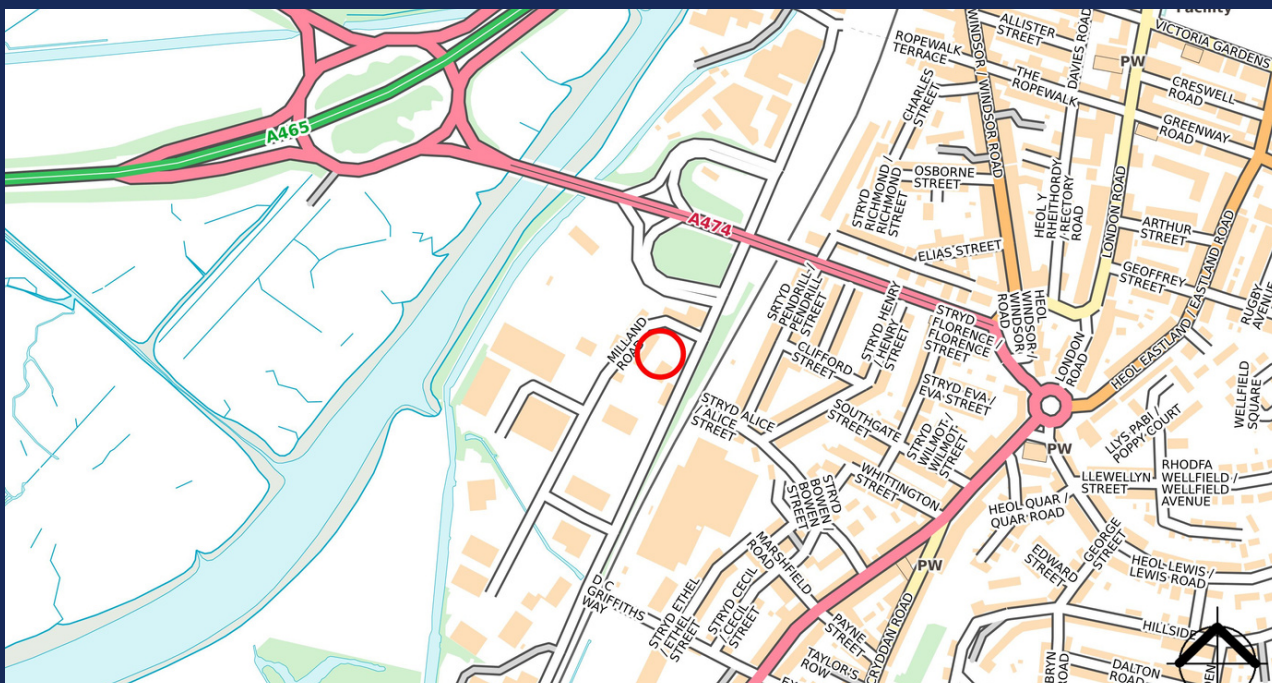
Sanderson
Weatherall



Location

The subject Property is located on the west side of Milland Road, within close proximity of the A474, A465 and M4 Motorway at Junction 43. The surrounding area is commercial in nature with industrial occupiers on the wider Milland Road Industrial Estate.

Neath is largely a commuter town for people employed in Swansea and Cardiff due to its good regional road links with the A465 arterial road passing to the immediate northwest of the town providing access to the M4 motorway. Neath also has a main line rail station providing services eastbound to Cardiff Central, London Paddington and Manchester Piccadilly, and westbound to Swansea, Carmarthen and Milford Haven. The town has a range of amenities including cafes, local, regional and national traders, public houses, primary and secondary schools, and supermarkets.





Key Features

- 3.8m eaves height
- Low site coverage circa 18%
- Self-contained hardstanding yard

Description

The buildings are situated on an irregular shaped site with generally level topography, which extends to approximately 1.724 acres (0.698 hectares). Site coverage is circa 18% of the total site area and access is off the public highways (Milland Road). Remaining areas not occupied by buildings are surfaced in concrete / tarmacadam with provision for staff and customer car parking. Boundaries are delineated by steel palisade fencing.

The subject Property comprises a large industrial site with 3 no. detached industrial units providing retail sales area, warehousing and office accommodation, which is arranged and occupied as Civils and Lintels. We understand the Property dates to the 1960/70's with later additions.



Planning

We understand the existing use of the property is a builders merchants however, prospective purchasers should make their own enquires in respect of their use of the site to Cheltenham Council.

Energy Performance Certificate

An Energy Performance Certificate (EPC) has been commissioned and will be available upon receipt.

Rateable Value

The property has a rateable value of £64,000 and is assessed as a Builders Merchants & Premises.

Services

We understand that all mains services are available and connected. All fixtures, fittings, and services remain untested by the agents and as such no warranty as to their condition or suitability can be provided.



Accommodation

Description	Approximate Gross Internal Area	
	Sq M	Sq Ft
Building 1 - Trade Counter / Sales	974.2	10,486
Building 2 - Warehouse	465.0	5,005
Building 3 - Storage	196.5	2,115
Total	1,635.7	17,606



Tenure

The Property is held Freehold.

A title transfer is taking place to merge titles and match the boundary outlined.

Price

Offers in excess of **£975,000**.

All figures quoted are deemed to be exclusive of VAT.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



Viewings

For further information or to
arrange a viewing please contact
the sole selling agent:

Ben Bushill
07355 035 903
ben.bushill@sw.co.uk

Charlotte Robinson
07720 160 068
charlotte.robinson@sw.co.uk

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October 2025

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