

# BRUNEL PARK UNIT 1

GROUND FLOOR

**Brunel Way, Baglan Energy Park, SA11 2FP**

**TO LET**



**High Quality Office**  
**1,633sq ft (151.7 sq m)**

- Located adjacent to the Council headquarter offices
- Very generous parking facilities
- Close to M4 Motorway
- Health Centre and Pharmacy on the same site

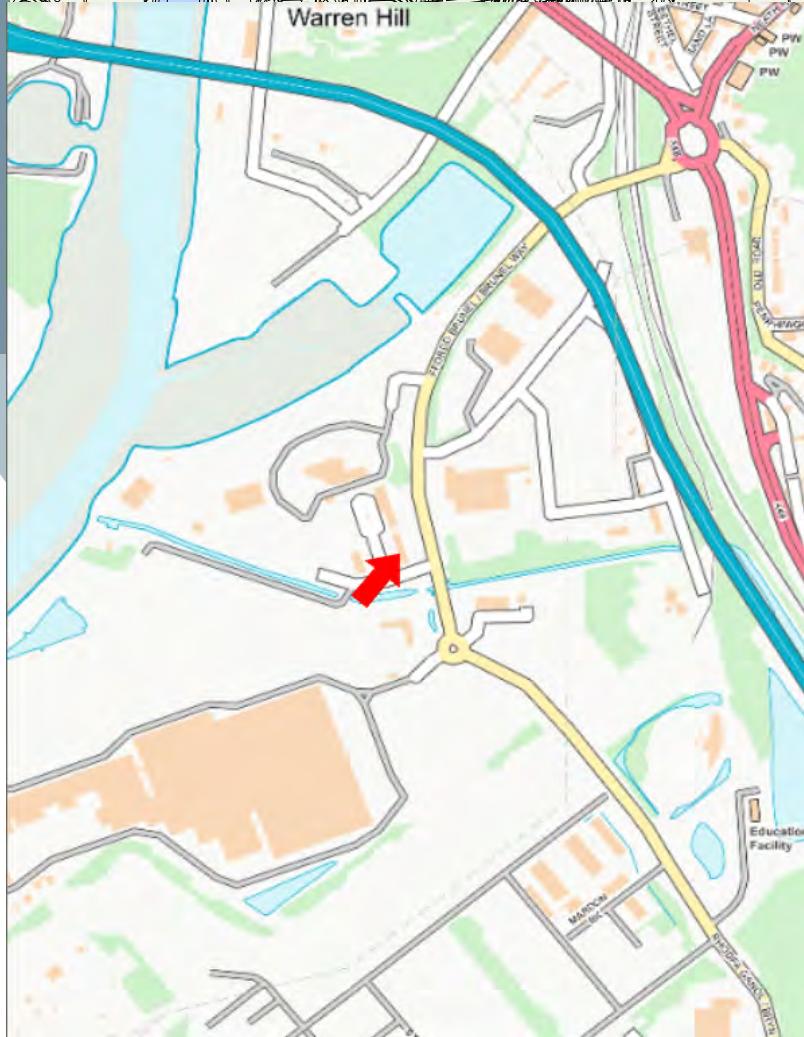
## LOCATION

The Property is prominently located off Brunel Way at the northern tip of Baglan Energy Park, within 1 mile of Junction 41 of the M4 with direct access off the A48. Adjacent occupiers include Neath and Port Talbot Council (Headquarter Building), Ecolab, Inter-tissue, Quays Medical Practice and Neath Port Talbot Homes.

## DESCRIPTION

A modern high quality development built to the highest energy efficient standards. Constructed in 2015, the suite benefits from:

- Dedicated entrance
- Open plan floor plate
- Private male / female WC's and shower
- Kitchenette
- Powder coated aluminium double-glazed windows
- Raised access floors with 150mm void and suspended ceilings with VDU compatible lighting
- Air conditioning and gas central heating system
- BREEAM "Very Good" standard
- Energy Performance Certificate rating of B (43)
- Low Service charge
- 9/10 parking spaces



## ACCOMMODATION

	Sq Ft	Sq M
Suite 1 (ground floor)	1,633	151.70

All measurements are approximate Net Internal Areas.

## RENT

£20,500 per annum.

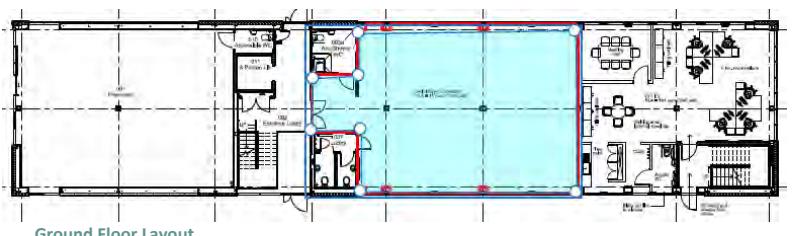
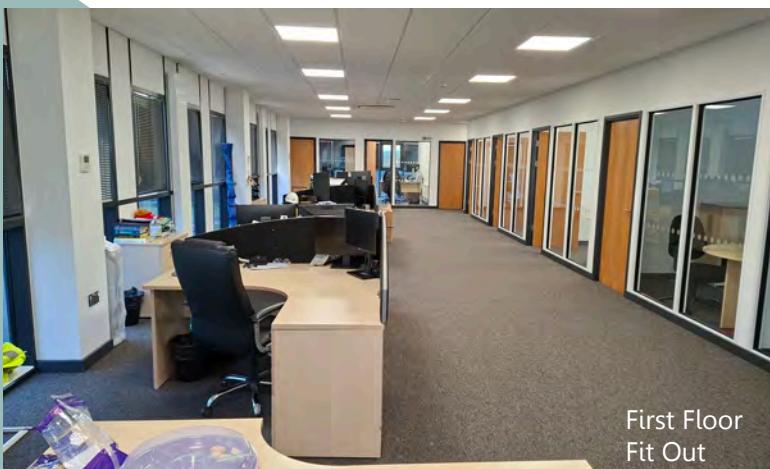
## SERVICE CHARGE

Tenants will be responsible for a proportion of the cost of maintaining the external common parts of the Estate. A building service charge will also be levied for maintenance of the common parts of the building.

The Estate and Building Service Charge are estimated at £3.75 per sq ft per annum excluding gas, electric & water

## VAT

Rents and service charge are exclusive of VAT.



## ALL ENQUIRIES

For further information contact:

**alder king**

PROPERTY CONSULTANTS

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