



## Unit 1c, Caerbont Enterprise Park, Abercrave, Swansea, SA9 1SW

Newly refurbished unit suitable for office/storage with dedicated parking and fitted kitchen/w.c facilities.

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,200 sq ft / 111.48 sq m
<b>Rent</b>	£10,500 per annum
<b>Rates Payable</b>	£1,306.40 per annum
<b>Rateable Value</b>	£2,300
<b>EPC Rating</b>	B (45)

### Key Points

- Suitable for B1/B8 class use
- Dedicated parking
- Located on the A4067 with good access to M4.
- Newly refurbished

# Unit 1c, Caerbont Enterprise Park, Abercrave, Swansea, SA9 1SW

## Summary

Available Size	1,200 sq ft
Rent	£10,500 per annum
Rates Payable	£1,306.40 per annum
Rateable Value	£2,300
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (45)

## Description

The unit benefits from three separate rooms with a newly fitted kitchen area and WC. The unit also benefits from a dedicated parking area to the side of the building for three vehicles.

Internal specification includes:

- LED Lighting
- Suspended ceilings
- Solid sealed floors
- Kitchen and W.C facilities
- UPVC double glazing
- Hot water tank

## Location

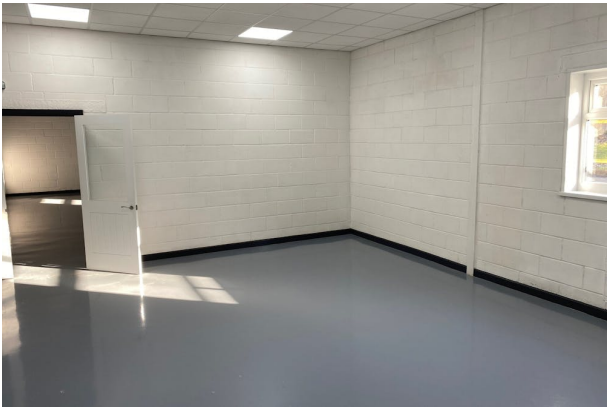
Caerbont Enterprise Park is located on the edge of the Swansea Valley Town, Ystradgynlais. It has a prominent location alongside the A4067 Swansea to Brecon Road. Junction 45 of the M4 is approximately 12 miles to the south of the property.

## Terms

The office is available on a new Full repairing and insuring lease, terms to be negotiated.

## Insurance

The ingoing tenant will be responsible for a portion of the insurance which will be charged back.



## Viewing & Further Information



**James Smale-Davies**  
07792504174  
james@rj-cs.co.uk



**Liam Slater**  
07707855407 | 07707855407  
liam@rj-cs.co.uk