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Office, Retail
TO LET



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

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

Key Points

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

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Summary

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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.

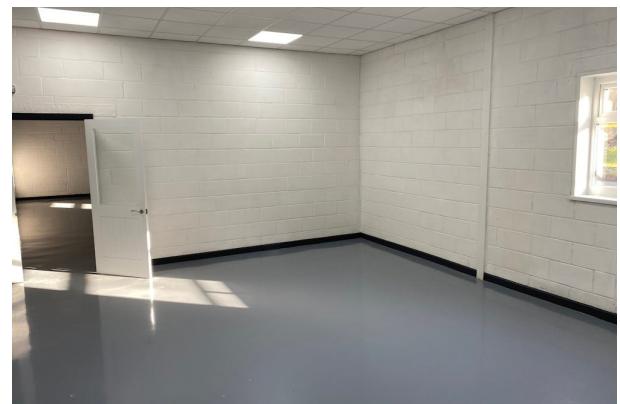
Internal specification includes:

- 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
0792504174
james@rj-cs.co.uk



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