

41-43 Windsor Road

Neath, SA11 1NH

**Rees Richards  
& Blyth**

commercial | residential | rural



## TO LET

1,150 SQ FT  
(106.84 SQ M)

£10,000 PER ANNUM

Fully Fitted, Modern Ground  
Floor Offices in Central  
Location.

- Self-contained with 2 entrances
- Town Centre Location
- Corner Frontage
- High quality existing fit-out in-situ
- Versatile Space
- Potential for alternative uses - STP
- Available for Immediate Occupation

[reesrichardsblyth.co.uk](http://reesrichardsblyth.co.uk)

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& Blyth**

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|                       |                                    |
|-----------------------|------------------------------------|
| <b>Available Size</b> | 1,150 sq ft                        |
| <b>Rent</b>           | £10,000 per annum                  |
| <b>Rates Payable</b>  | £5,396.50 per annum                |
| <b>Rateable Value</b> | £10,750                            |
| <b>Service Charge</b> | £300 per annum                     |
| <b>VAT</b>            | Applicable                         |
| <b>Legal Fees</b>     | Each party to bear their own costs |
| <b>EPC Rating</b>     | Upon enquiry                       |

The Property offers quality office accommodation to the ground floor of this busy main road location, provided with 2 separate entrances.

Internally, the property is open plan with meeting rooms, W.C with shower facilities and kitchen. The property presents well internally, benefiting from hardwood engineered flooring and air conditioning.

A prominent corner fronting office located on Windsor Road which is a main arterial route leading to Neath Town Centre.

The building is in close proximity to Neath Train Station with services direct to London Paddington, as well as being within 10 minutes drive time of the M4 motorway.

Neighbouring occupiers include a primary care centre together with a number of local estate agents, law practices and cafes / restaurants.

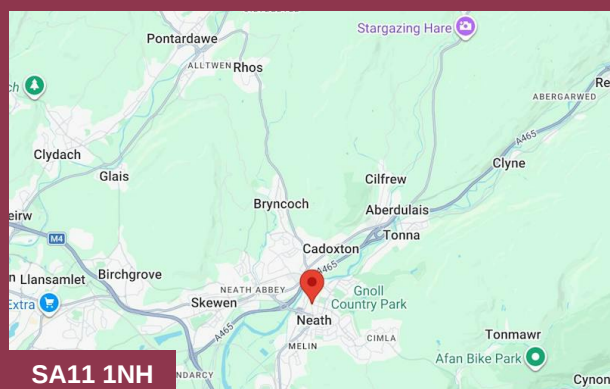
| <b>Name</b>                  | <b>sq ft</b> | <b>sq m</b>   | <b>Availability</b> |
|------------------------------|--------------|---------------|---------------------|
| Ground - Ground Floor Office | 1,150        | 106.84        | Available           |
| <b>Total</b>                 | <b>1,150</b> | <b>106.84</b> |                     |

- 2 no. Self Contained Entrances
- Fit-Out including Meeting Rooms
- W.C with Shower Facilities
- Kitchen Facilities
- Perimeter Trunking
- Suspended Ceilings and Recessed Lighting
- Hardwood Engineered Flooring
- Air Conditioning - Heating & Cooling

For further information, or if you would like to arrange a viewing, please contact us.

Leasehold - £10,000 per annum excl.

The Landlord is responsible for insuring the property, this is re-charged to the Tenant, the current cost is £264.19 per annum.



## Viewing & Further Information



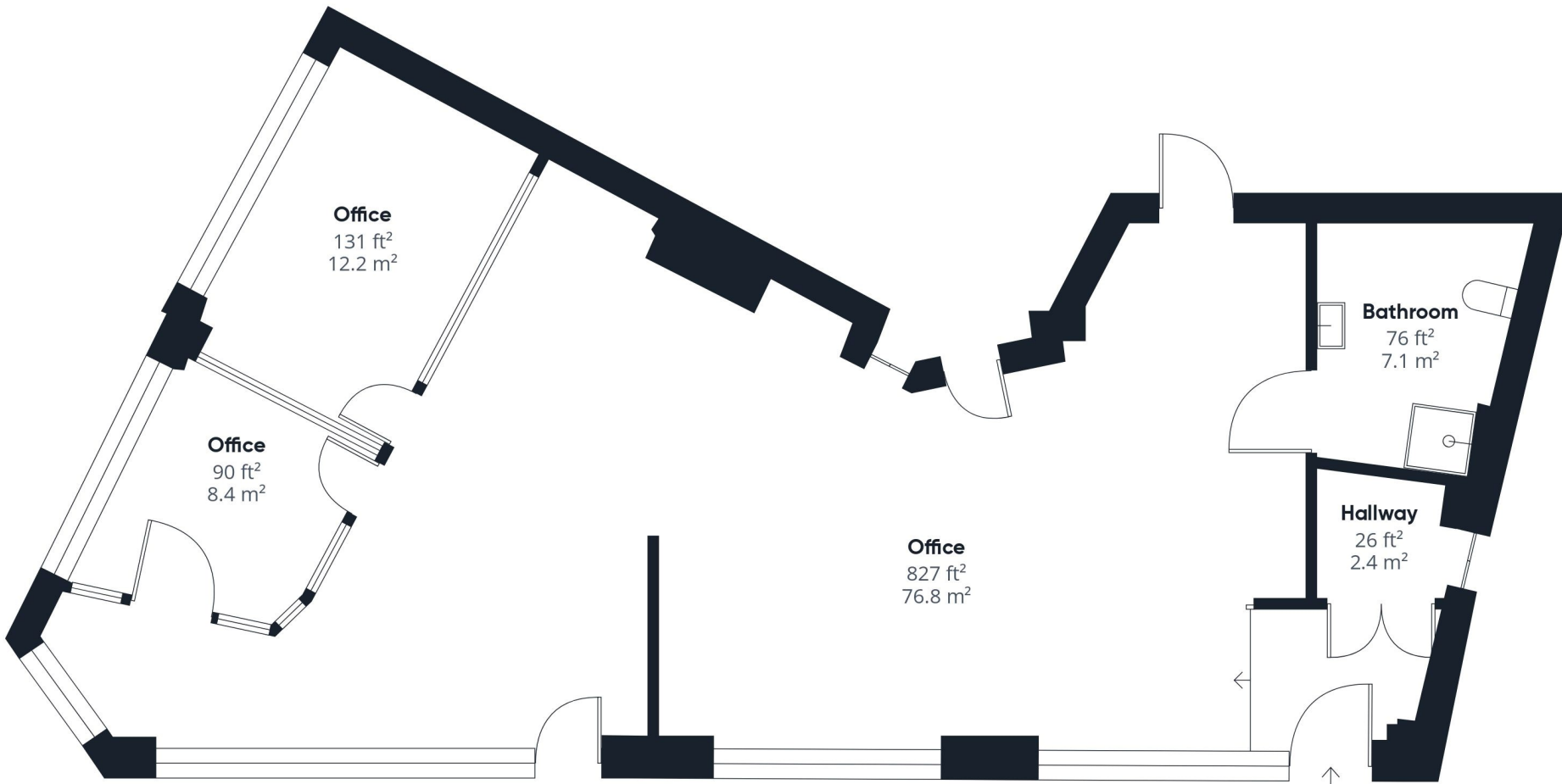
**Ceri Daniel**

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**Approximate total area<sup>(1)</sup>**

1150 ft<sup>2</sup>  
106.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

