

Unit 11, Neath Vale Supplier Park

Neath, SA11 4SR

BP2

Commercial Property
& Development Land



TO LET

8,245 SQ FT
(765.99 SQ M)

£5 PER SQ FT

Substantial Clear-Span
Industrial Unit. Situated on a
Secure, Gated Self contained
Site with Yard Access.

- Established Industrial Park with direct A465 Road Connectivity
- Gated Private Yard with Hardstanding - Ideal for Secure External Storage or Parking
- Roller Shutter Door Access with Covered Canopy Loading Area
- Self-Contained Office Suites with Boardroom and Kitchen Facilities
- Yard Area circa 0.54 Acres

Summary

Available Size	8,245 sq ft
Rent	£5 per sq ft
Rates Payable	£12,173.50 per annum
Rateable Value	£24,250
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (94)

Description

Unit 11 at Neath Vale Supplier Park offers a substantial and versatile industrial unit extending to approximately 8,245 sq ft (766 sq m), suitable for a wide range of industrial, manufacturing, trade or storage uses.

The property comprises an impressive clear-span warehouse with generous eaves height, benefitting from excellent natural light via rooflight panels throughout the roof structure, supplemented by LED strip lighting.

Vehicular access is provided via a roller shutter door served by a covered canopy loading area to the front elevation, allowing sheltered loading and unloading operations. Internally, the unit provides a solid concrete floor slab across the full warehouse footprint, with electrical distribution and services already in situ.

To one end of the building, a self-contained office suite provides dedicated business accommodation including private offices, a boardroom/meeting room and kitchen facilities, together with separate WC provisions — making the unit immediately suitable for an owner-occupier or operational tenant without the need for further fit-out investment.

Externally, the unit is served by a generous gated private yard area with hardstanding, providing secure vehicle parking and the potential for external storage or operational use.

Location

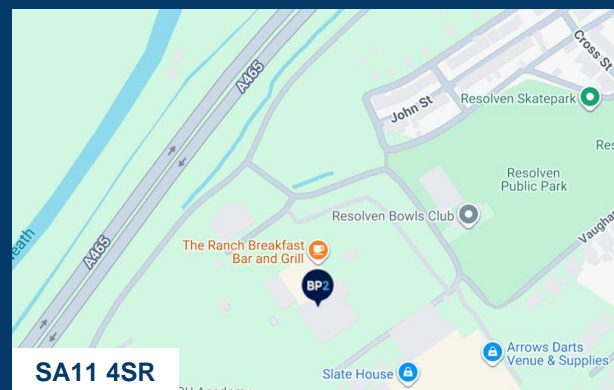
Neath Vale Supplier Park is situated within the Vale of Neath, in the Neath Port Talbot county borough of South Wales.

The village of Resolven lies approximately 8 miles north-east of Neath town centre, with excellent arterial road connectivity provided by the A465 Heads of the Valleys Road, giving direct access to Neath, Swansea and the wider South Wales transport network.

The park is an established commercial and industrial destination within the Neath Valley, with a number of regional and local businesses already operating from the estate.

Specification

- Steel Portal Frame with Profile Metal sheet Roof and Cladding; Brick/Block work to Lower Elevations
- Clear-Span Warehouse
- Concrete Floor Slab throughout Warehouse
- Covered Canopy to Front Loading Area
- Roller Shutter Loading Area
- Office Accommodation, Boardroom and Kitchen Facilities
- Gated Private Yard and Hardstanding Parking



Viewing & Further Information



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