

# Unit 9, Neath Vale Supplier Park

Neath, SA11 4SR

# BP2

Commercial Property  
& Development Land



## TO LET

3,472 SQ FT  
(322.56 SQ M)

£5.50 PER SQ FT

Industrial Workshop Unit  
with Twin Roller Doors,  
Available To Let Immediately

- Twin Sectional Roller Shutter Doors - Dual Vehicular Access
- Established Industrial Park Location with direct A465 Access
- Warm Air Heating to Warehouse
- Available To Let - Immediately

## Summary

<b>Available Size</b>	3,472 sq ft
<b>Rent</b>	£5.50 per sq ft
<b>Rates Payable</b>	£4,367.40 per annum
<b>Rateable Value</b>	£8,700
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	E (113)

## Description

Unit 9 at Neath Vale Supplier Park presents a well-proportioned industrial/warehouse unit extending to approximately 3,472 sq ft (322 sq m). The property offers practical warehouse space and self-contained ancillary accommodation, making it suitable for a wide range of trade, industrial, light manufacturing or storage uses.

The warehouse benefits from twin roller shutter doors to the front elevation, providing wide dual vehicular access — ideal for operators requiring simultaneous loading and unloading or the movement of larger vehicles and equipment. Warm air heating is also present within the warehouse space, adding comfort for year-round operational use.

Ancillary accommodation is provided in the form of two separate rooms, one of which features an internal glazed window overlooking the warehouse. A further separate room provides additional office or storage space with natural light via an external window.

## Location

Neath Vale Supplier Park is situated in the village of Resolven within the Vale of Neath, Neath Port Talbot, South Wales (SA11 4SR).

The park benefits from direct access to the A465 Heads of the Valleys Road, providing strong connectivity to Neath (approximately 8 miles), Swansea and the wider South Wales road network.

The estate is an established commercial and industrial location with a number of businesses already operating from the park.

## Accommodation

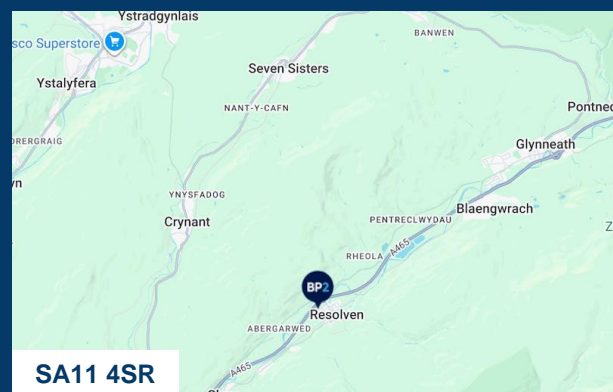
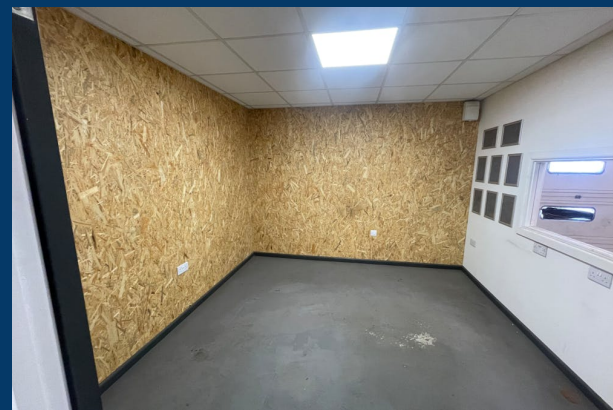
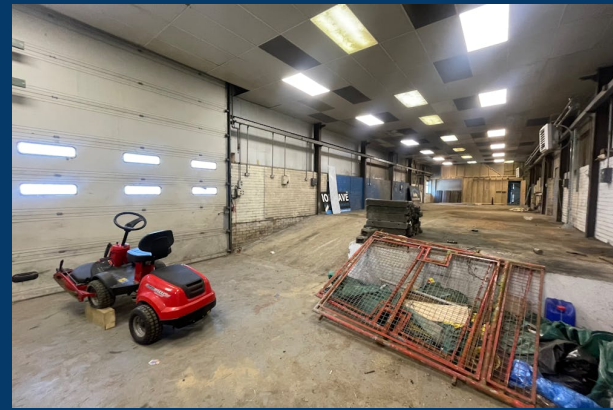
Name	sq ft	sq m	Availability
Ground - Ground Floor Unit	3,472	322.56	Available
<b>Total</b>	<b>3,472</b>	<b>322.56</b>	

## Specification

- Two sectional up-and-over roller shutter loading doors
- Suspended ceiling with LED panel lighting
- Warm air heating unit to warehouse
- Concrete floor slab throughout
- Two ancillary/office rooms
- Internal glazed window from office to warehouse

## Terms

Quoting rent - £5.50 per sq ft.



## Viewing & Further Information



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