



Market Chambers, The Parade, Neath, SA11 1PU

Discounted rents incl. service charge. Office suites from 431 to 2,287 sq ft, suitable for 4+ desks
Wifi Included.

Summary

Tenure	To Let
Available Size	431 to 7,584.76 sq ft / 40.04 to 704.65 sq m
Rent	£340.83 - £1,905.83 per month
Service Charge	N/A
Business Rates	N/A
EPC Rating	B (35)

Key Points

- DISCOUNTED RENTS - Office Suites To Let From £340 pcm.
- Neath Town Centre Location.
- Short Walk To Bus And Train Station.
- Each suite separately sub-metered
- Building Wi-fi included
- Rent inclusive of Service Charge
- Flexible Lease Terms Available.

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Summary

Available Size	431 to 7,584.76 sq ft
Rent	£340.83 - £1,905.83 per month
Business Rates	N/A
Service Charge	N/A
VAT	Applicable
EPC Rating	B (35)

Description

The building offers flexible office space with suites available from 431 sq ft, suitable for 4 desks up to a maximum of 2,287 sq ft, which can be combined to suit larger requirements. Rents are offered inclusive of building service charge and include Wifi.

The offices are also DDA compliant with lift access and benefit from raised floors, suspended ceilings, and air-conditioning. There are communal kitchens and WC facilities on each floor and a shower room on the ground floor.

Tenants will be responsible for their own electricity costs, with each unit benefiting from separate sub-metering.

Location

The property is located at the junction of The Parade and Maes-Yr-Haf Road within the main retail area of Neath. Neath train station which services the main GWR line and bus station is directly to the west of the building within a very short walk.

Neath is approximately 10 miles east of Swansea, with excellent road communications via Junctions 42 and 43 of the M4, and Cardiff is about 40 miles southeast.

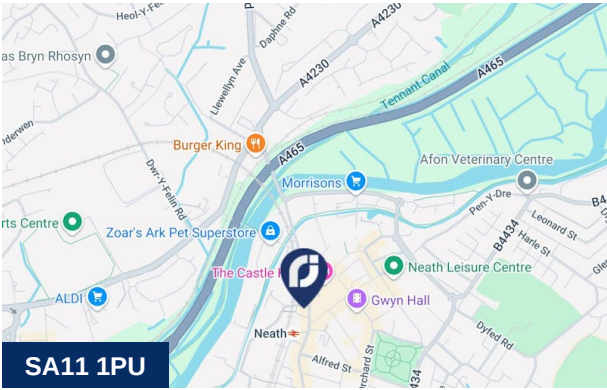
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - 1C	1,851	171.96	£1,542.50 /month	Let
Unit - 2A	2,287	212.47	£1,905.83 /month	Let
Unit - 2B	431	40.04	£359.17 /month	Let
Unit - 2C	409	38	£340.83 /month	Available
Unit - 2D	786	73.02	£655 /month	Available
Unit - 2F	538	49.98	£448.33 /month	Let
Unit - 1A	1,691.76	157.17	£1,409.80 /month	Available
Total	7,993.76	742.64		

Terms

The offices are available on new effectively full repairing lease for a term of years to be agreed.



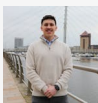
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