

# UNIT 12 YNYSCEDWYN INDUSTRIAL ESTATE

YSTRADGYNLAIS | SWANSEA | SA9 1DT

**HUNT &  
THORNE**  
CHARTERED SURVEYORS

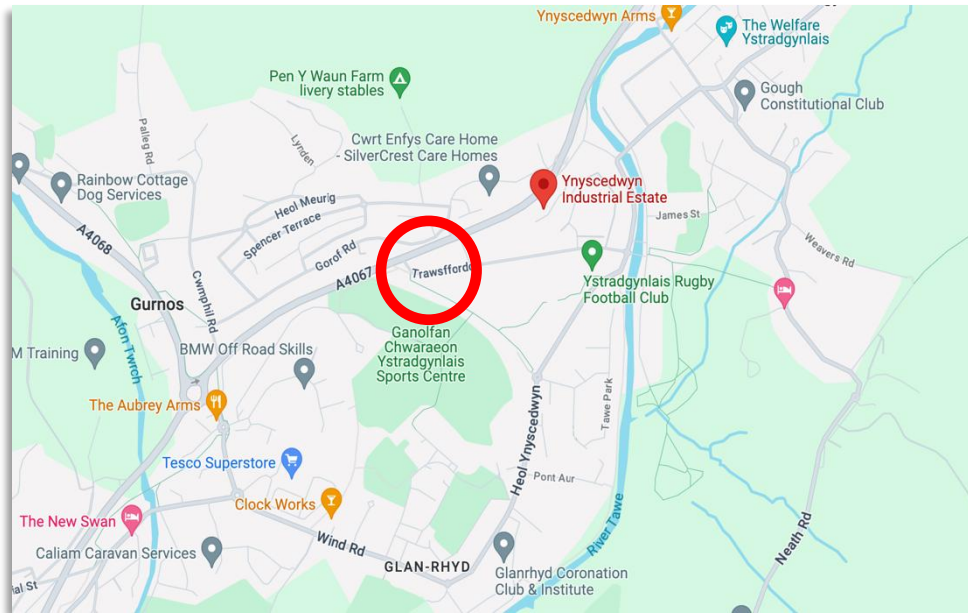


# INDUSTRIAL TO LET

- BUSINESS PARK LOCATION
- RECENTLY REFURBISHED
- ALONGSIDE THE A4067
- 68.18 SQ M (734 SQ FT)
- ASKING RENT £4,404 PAX

## LOCATION

Ynyscedwyn Industrial Estate is located on the edge of the Swansea Valley Town, Ystradgynlais. It has prominent location alongside the A4067 Swansea to Brecon Road with direct access from Gurnos Road. Junction 45 of the M4 is approximately 10 Miles to the South of the property.



## DESCRIPTION

An end of terrace light industrial unit. Steel portal frame construction under corrugated roof coverings and facing brick elevations.

## ACCOMMODATION

<b>TOTAL:</b>	68.18 SQ M	734 SQ FT
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## RATEABLE VALUE

We have been informed via an enquiry on Valuation Office website, that the rateable value is £3,750.

UBR for Wales 2026/27 is 0.502p in the £.

Interested parties are advised to verify this information.

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1 Conwy House, Phoenix Way, Enterprise Park, Swansea Wales SA7 9LA

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## LEASE TERMS

The property is available on new lease terms.

## SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

A service charge will be payable in relation to the joint shared maintenance of the access road. The landlord will continue to insure the building and recover the premium cost from the tenant.

## RENT

£4,404 PAX

## EPC

Rating – E  
0050-5982-0458-2220-9064

## VAT

All prices are quoted exclusive of VAT. Our client reserves the right to charge VAT on all payments.

## LEGAL COSTS

Each party to pay their own legal costs on this transaction.

## ANTI MONEY LAUNDERING REGULATIONS

Regulations require checks on all prospective tenants/purchasers. Photo ID plus proof of address is required before a transaction can proceed. AML searches are outsourced to our partner Credas (Certified Digital Identity Verification Service).

## FURTHER INFORMATION

For further information or to arrange a viewing, please contact sole letting agents Hunt & Thorne Chartered Surveyors.

## JASON THORNE

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## MATTHEW SIMS

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June 2026

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