



01792 648809



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Ethos, Kings Road, SA1 Swansea Waterfront, Swansea, SA1 8AS



Offices To
Let From
£4,000 p/a

Market Chambers
The Parade,
Neath
SA11 1PU

- Various office suites in excellent condition
- From 400 to 6,300 sq.ft
- Central Neath location
- Short walk from train and bus station



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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.

DESCRIPTION

The property comprises a three-storey office building. The offices are DDA compliant with lift access and benefit from raised floors and air-conditioning. There are communal kitchens and WC facilities on each floor and a shower room on the ground floor.

The building offers flexible office space which can be combined to suit larger requirements.

ACCOMMODATION

Description (net internal area)	m ²	ft ²	Rent p/a
Unit 1C	172	1851	£15,800
Unit 2A & 2B	253	2718	£22,000
Unit 2C	38	409	£4,000
Unit 2D	73	786	£7,500
Unit 2F	50	538	£5,200
Total NIA	586	6,308	

TENURE

The offices are available on effective full repairing and insuring lease terms, for a term to be negotiated.

BUSINESS RATES

Rateable Value - Unit 2A & 2B
£16,250

Most suites will benefit from small business rates relief where leased individually. Interested parties are asked to verify this information by contacting the local authority.

SERVICE CHARGE & VAT

The building is VAT rated and leases will be granted outside the L&T Act 1954.

Tenants will be responsible for a fair proportion of the service charge.

VIEWING ARRANGEMENTS

JAMES SMALE-DAVIES HARRY ROWLAND
07792 504174 07908 292976
James@rj-cs.co.uk harry@rj-cs.co.uk

EPC

The property has an energy rating of B-35

RJ Chartered Surveyors for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

1. These particulars and all information, descriptions, dimensions, references to condition and necessary permissions for use and occupation referred to therein, are given in good faith without responsibility on the part of RJ Chartered Surveyors, the vendors or lessors and are intended as a general outline for the guidance of prospective purchasers or lessees and do not constitute or form part of any offer or contract.
2. Intending purchasers or lessees must satisfy themselves by inspection, enquiry or otherwise to the correctness of each of the statements contained in these particulars.
3. The vendor does not make or give, nor are any of the partners of RJ Chartered Surveyors authorized to make or give, any representations or warranties whatsoever in relation this property.
4. All terms quoted are exclusive of V.A.T. unless otherwise stated. Interested parties must make their own enquiries to establish the V.A.T. implications prior to entering into any agreement.



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IMAGES



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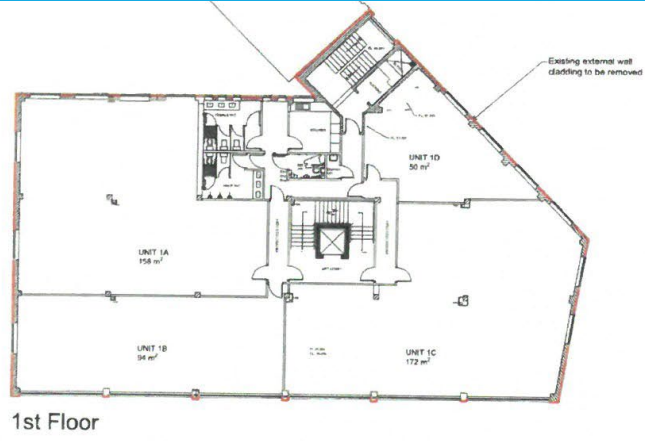
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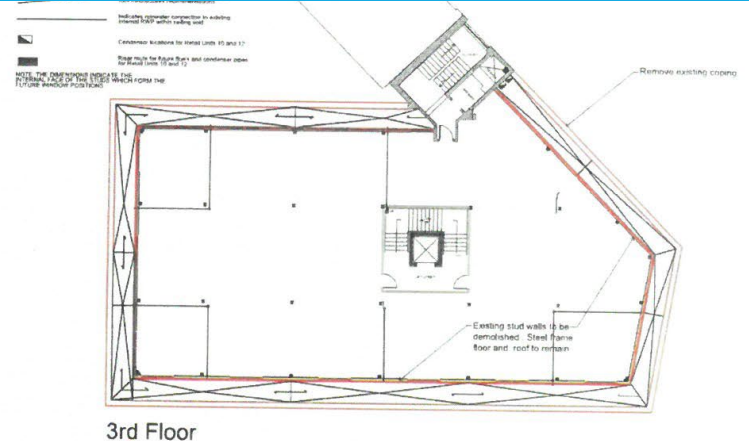
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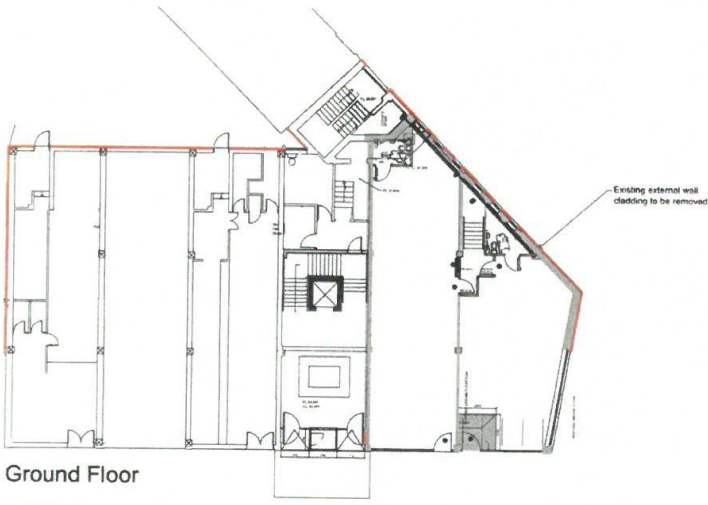
PLAN



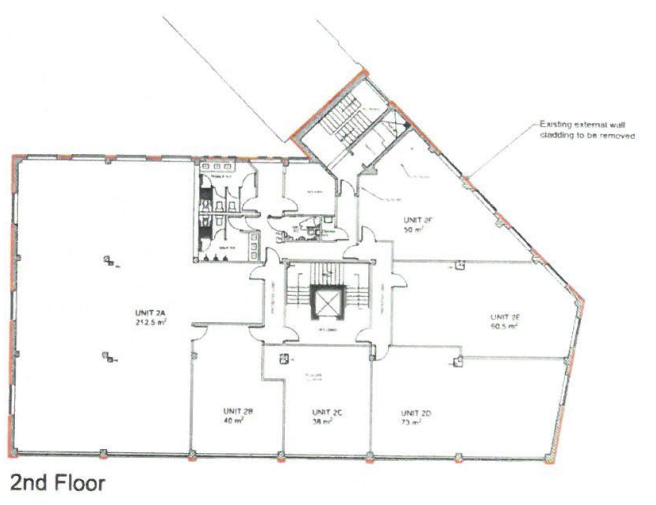
1st Floor



3rd Floor



Ground Floor



2nd Floor

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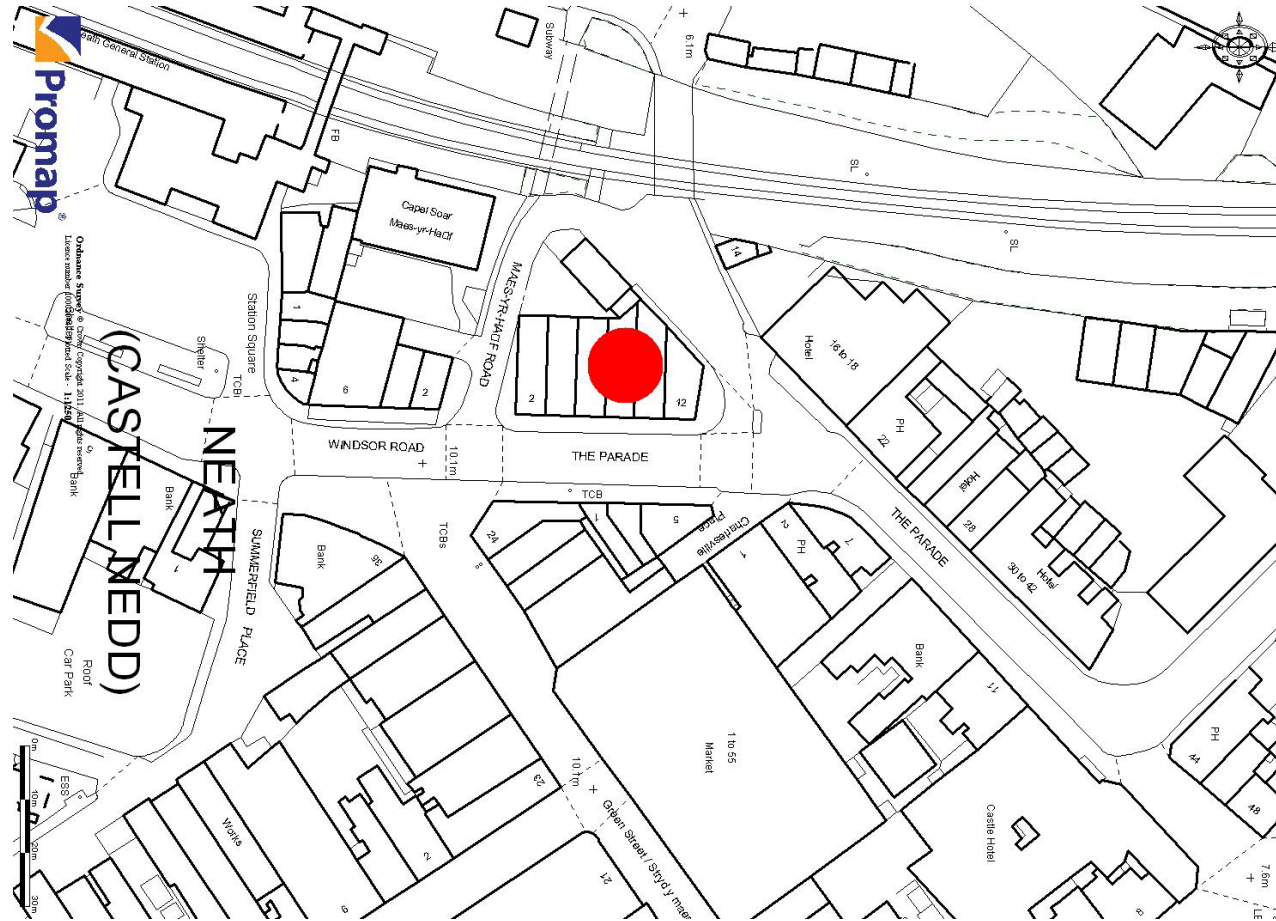


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