

UNIT 9 MILLAND ROAD INDUSTRIAL ESTATE

MILLAND ROAD | NEATH | SA11 1NJ

HUNT & THORNE
CHARTERED SURVEYORS



DISTANCES

Neath Town Centre	5 – 10 minute walk
Swansea City Centre	9 miles (15 - 20 minutes)
Cardiff City Centre	41 miles (50 minutes)

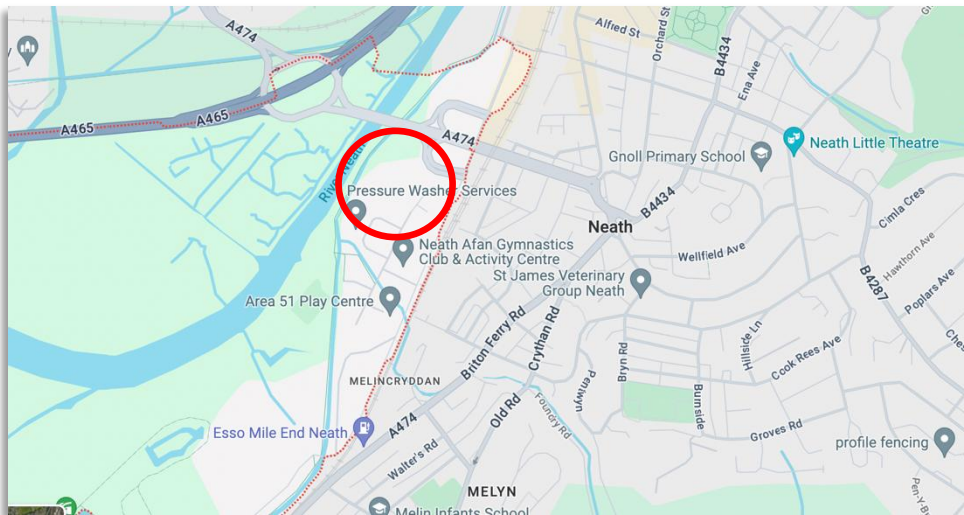
INDUSTRIAL PREMISES
TO LET

- GOOD OFFICE ACCOMMODATION
- LARGE EXTERNAL CAR PARKING / YARD AREA
- CLOSE TO J43 AND A465 HEADS OF THE VALLEY DUAL CARRIAGEWAY
- 2,459.78 SQ M (26,477 SQ FT)
- ASKING RENT £172,500 PAX

LOCATION

The property is located on the Milland Road Industrial Estate in Neath, which is considered to be one of the prime industrial locations serving Neath Town Centre. Good communications are provided to the A465 Heads of the Valley road. The property is approximately 4 miles east of J43 of the M4 motorway.

Prominent occupiers in the immediate area include Wolseley Plumb Centre, Hale Construction, Naissance, Sandvik Osprey, Crynant Plant, The Safety Letterbox Company, Formagrind, Lextan and Karcher Center Neath.



DESCRIPTION

The development is an ex-WDA estate, with Unit 9 being a detached steel portal frame construction, with alloy cladding walls, beneath a double pitched corrugated roof. The property benefits from its own external car parking and loading area. The building has the following features:

- Minimum eaves height of 5.13m
- Ground and first floor offices
- Good on-site car parking/yard area
- The site is located alongside the Heads of the Valley dual carriageway
- The property is located close to J43 of M4

ACCOMMODATION

Ground floor warehouse and offices:	2,370.81 sq m	25,519 sq ft
First floor offices:	88.97 sq m	958 sq ft
TOTAL:	2,459.78 sq m	26,477 sq ft

VAT

All prices are quoted exclusive of VAT. VAT will be payable on all payments.

LEGAL COSTS

Each party to pay their own legal costs involved in this transaction.

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

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

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RATEABLE VALUE

We have been informed via an online enquiry on the Valuation Office website, that the property has a rateable value of £62,500.

UBR for Wales 2025/26 is 56.8p in the £.

Interested parties are asked to verify this information, by making direct contact with the local rating authority.

LEASE TERMS

The property is available on new lease terms.

RENTAL

Offers in the region of £172,500 pax.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

A service charge will be payable in relation to the maintenance of the external part of the estate. The landlord to continue to insure and recover the premium cost back from the tenant.

EPC

To be confirmed.

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

jason@huntandthorne.com

07387 188482

MATTHEW SIMS

matthew@huntandthorne.com

07825 372503

November 2025

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