

UNIT 2C 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)

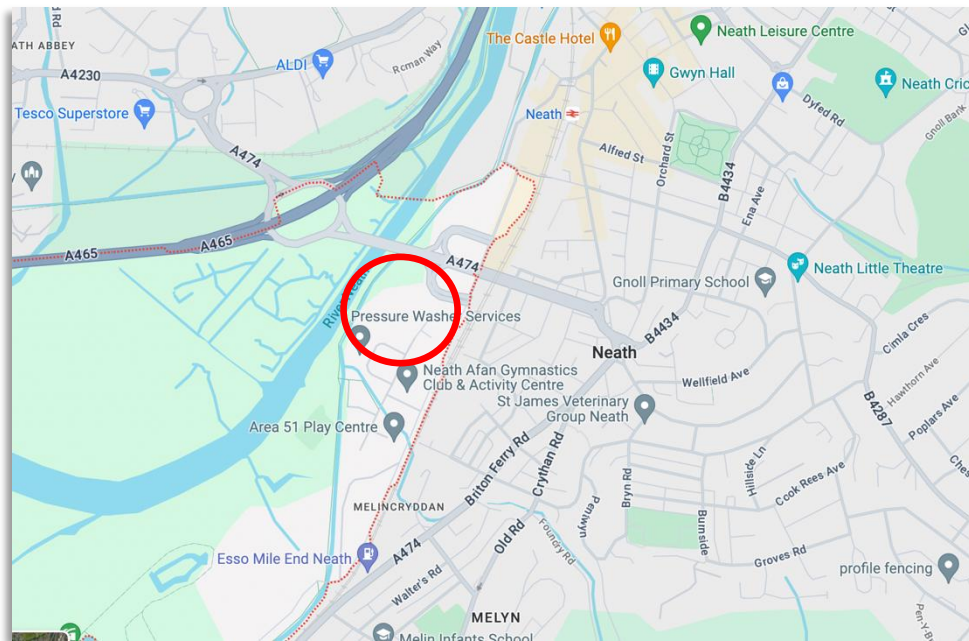
INDUSTRIAL PREMISES

TO LET

- NEWLY REFURBISHED MANUFACTURING & DISTRIBUTION PREMISES
- YARD SPACE
- HIGH OFFICE CONTENT
- 952.07 SQ M (10,248 SQ FT)
- ASKING RENT £66,750 PAX

LOCATION

The property is located on the established Milland Road Industrial Estate on the outskirts of Neath Town Centre. The property has good access to the A465 Heads of The Valleys Road, with east access to J43 of the M4 Motorway, 2 miles to the south. Prominent occupiers in the vicinity such as Formagrind, Naissance and Neath Gymnastics & Activity Centre.



DESCRIPTION

The property comprises of an end-of-terrace warehouse of steel portal frame with facing brick/block and alloy clad covering. The property consists of a large production area with two storey office accommodation. Eaves height from 4.24 to 7.96m.

- NEW INTERNAL AND EXTERNAL REFURBISHMENT
- FULL ALLOY CLAD ROOF
- MANUFACTURING, DISTRIBUTION & OFFICE SPACE
- HIGH OFFICE CONTENT

ACCOMMODATION

	SQ M	SQ FT
Ground floor office and warehouse	703.56	7,573
First floor offices	248.52	2,675
TOTAL	952.08	10,248

RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office, that the property has a rateable value of £TBC. A new rateable value assessment is needed.

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

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

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.

LEASE TERMS

The property is available on a new full repairing and insuring lease.

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.

ASKING RENT

£66,750 PAX.

EPC

To be provided.

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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January 2026

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LAYOUT PLAN

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