

Lambert
Smith
Hampton

1b Lonlas Industrial Estate

Skewen



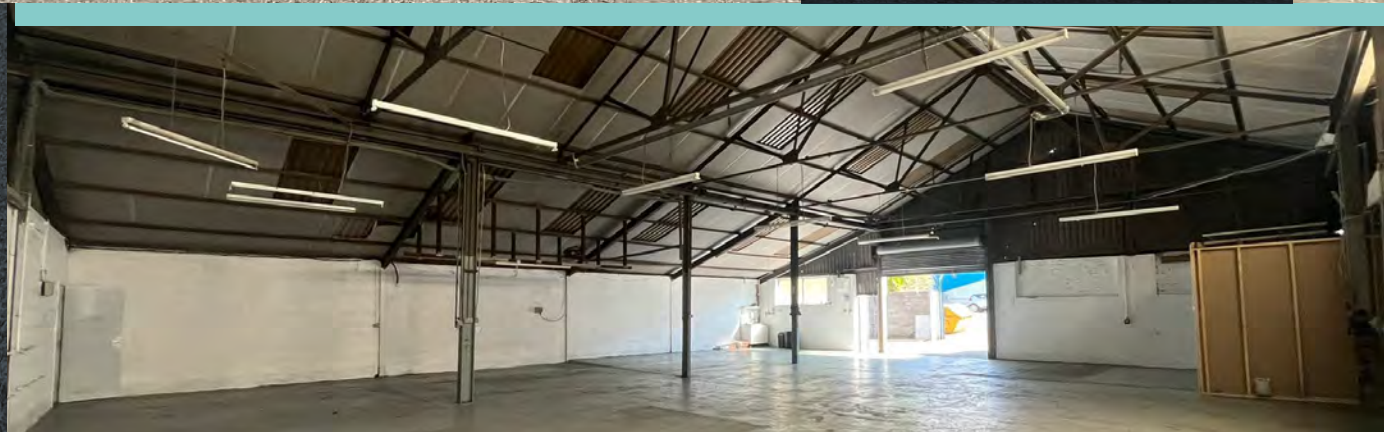
TO LET

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WAREHOUSE UNIT

OPPORTUNITY SUMMARY

- ✓ Asking Rent of £25,000pa
- ✓ 420 sq m (4,516 sq ft) GIA
- ✓ Minimum Eaves Height of 4.3 meters
- ✓ Enclosed Forecourt
- ✓ Close to J44 of the M4 Motorway



| Neath | SA10 6RR |

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LOCATION & SITUATION

The Estate is accessed from the A4230 which leads to Junction 44 of the M4 motorway, approximately one mile to the West. Access to the A465 trunk road is available two miles from the Estate at Neath, offering access to many South Wales valley towns.

DESCRIPTION

Detached unit of steel portal frame with a combination of brick and clad elevations with a separate cabin to the front of the unit providing office accommodation and kitchen. The unit benefit from an enclosed yard space and a roller shutter door which has a height of 3.4 meters.

BUSINESS RATES

As stated on the VOA website the Rateable Value for the subject premises is as follows:

Rateable Value 2026: **£11,750**

UBR for Wales for 2026/2027 is 0.502

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information.

EPC

Rating of B(29).

TENURE

The property is available on a **leasehold** basis of which terms are to be agreed.

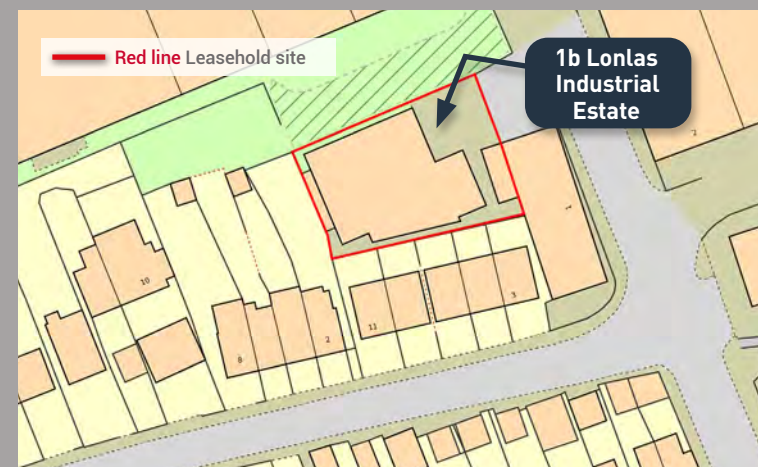
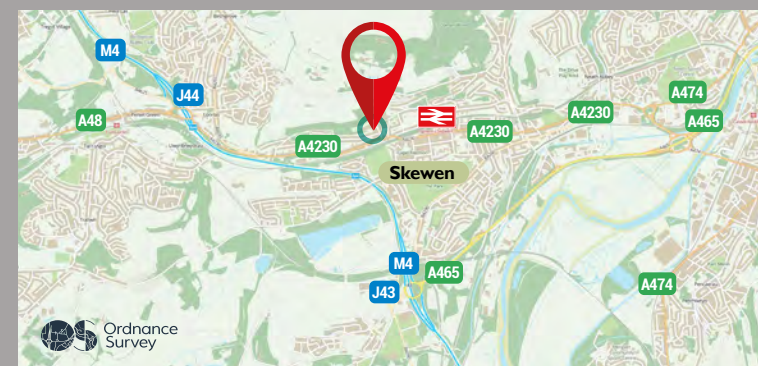
VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

ACCOMMODATION

We have measured the accommodation in accordance with the RICS Property Measurement 2018, (2nd Edition) and calculate the Gross Internal Area (GIA) floor areas to be as follows:

Description	Sq Metres	Sq Feet
Warehouse	372	4,004
Office	48	512
Total Gross Internal area:	420	4,516



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Hampton**

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Viewing and Further Information

Viewing strictly by prior appointment through the agents:

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