

Lambert
Smith
Hampton

Unit 7 Lonlas Industrial Estate

| Skewen | Neath | SA10 6SN |

OPPORTUNITY SUMMARY

- ✓ Asking Rent of £30,000pa
- ✓ 589 sq m (6,340 sq ft)
- ✓ Minimum Eaves Height of 4.1 meters
- ✓ Enclosed Forecourt
- ✓ Close to J44 of the M4 Motorway

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TO LET - B2/B8 USE INDUSTRIAL UNIT

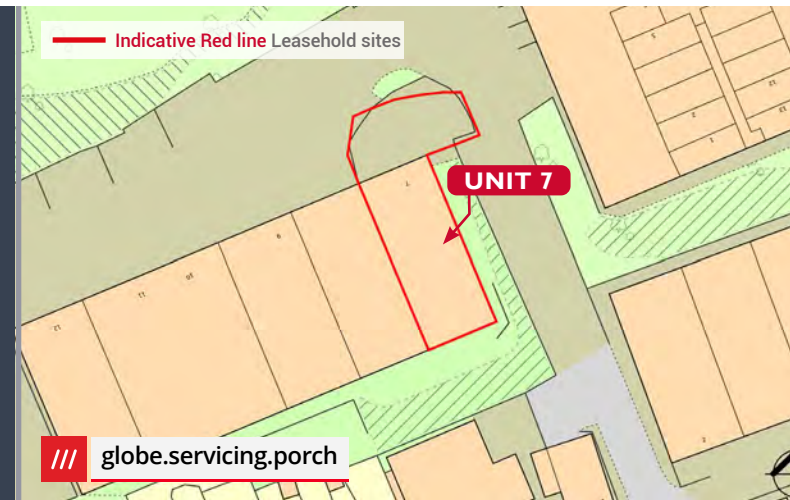


LOCATION & SITUATION

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

End-terrace unit of steel portal frame with clad elevations and an enclosed yard space to the front of the unit. The unit benefits from some office accommodation and staff facilities. There is also infrared gas heating providing space heating in the warehouse. There is an electrified roller shutter door which has a height of 4.1 meters and noted a minimum eaves height of 4.1 meters and maximum eaves of 6.8 meters.



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.

BUSINESS RATES

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

Rateable Value: £18,750

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

The property has an EPC rating of **D-91**. A copy of this is available upon request.



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	541	5,823
Office/Staff Facilities	48	517
Total Gross Internal area:	589	6,340

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**Lambert
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Viewing and Further Information

Viewing strictly by prior appointment.

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