

TO LET

Port Talbot Business Units
Addison Road
Port Talbot
SA12 6HZ

OFFICES / WORKSHOPS

190 - 1,020 Sq Ft

- Flexible Lease Terms Available
- Accomodation ranging from 190 - 1,020 sq ft
- On-site Security & CCTV
- Easy Access Via A4241 Leading Directly to Port Talbot Town Centre & M4.



Location:

Port Talbot is located 39 miles west of Cardiff and 11 miles east of Swansea. The Port Talbot Business Units abut Afan Way and are located 1 mile from Junction 41 of the M4.

Description:

The estate offers clean and refurbished workshop and office units with communal yard space and parking. There are communal w.c facilities, on site security and CCTV.

Accommodation:

There is a range of workshop and office units available from 190 sq ft to 1,020 sq ft. A schedule of available units is available on request.

Tenure and Terms:

The units are available on a short form lease on "Easy In, Easy Out" terms.

Rent:

Terms available on request. Rent is inclusive of insurance and service charge - additional security charge of £5 per week.

Rateable Value:

We understand that all individual units currently qualify for small business rates relief meaning that occupiers will not pay business rates. Interested parties should however satisfy themselves and confirm directly with the local authority.

Legal Costs:

Each party will be responsible for their own legal costs.

Value Added Tax:

VAT is applicable on all figures quoted.

Further Information:

For further information please contact the sole agent, contact details below;

Contact:

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Subject to Contract January 2019

