

hrt

herbert r thomas

Ground Floor 10
Alfred Street

Neath

SA11 1EF

hrt.uk.com



Ground Floor 10 Alfred Street

Asking price

£6000 Per Annum

A Middle terraced office premises at Alfred Street Neath which is a recognised office location with a number of Estate Agents and Solicitors etc, located within the Town Centre, a short travelling distance from the A465 Neath-Abergervenny Trunk Road, Jct 43 of the M4 Motorway and all local centres of employment and recreation. The property enjoys the benefit of gas central heating and double glazing. GROUND FLOOR COMMON ENTRANCE HALL with doors to ground floor and first floor areas GROUND FLOOR OFFICE 313 sq ft (29 sq m) WC off REAR STORE AREA 123 sq ft (11.46 sq m) 11.46 m STAFF KITCHEN 38 sq ft (3.53 sq m) EXTERNALLY Small rear yard RATING ASSESSMENT GROUND FLOOR Rateable value £4250

Tenure

Leasehold

Services

ALL MAIN SERVICES
Council tax band
EPC Rating

Directions

Travelling into Neath along Windsor Road, turn right into Alfred Street, the property is located in the left hand side.

Viewing strictly by appointment through Herbert R Thomas

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33 Alfred Street, Neath, West Glamorgan,
SA11 1EH,
01639 639541
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hrt Est. 1926 **RICS**

Energy Performance Certificate

Non-Domestic Building

HM Government

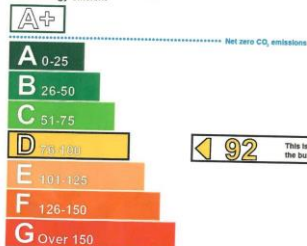
Forward Steps
10 Alfred Street
NEATH
SA11 1EF

Certificate Reference Number:
0230-6937-0339-6650-1044

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epcr.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	89
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	81.16

Benchmarks

Buildings similar to this one could have ratings as follows:	27	If newly built
	72	If typical of the existing stock

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.