



01792 648809



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Ethos, Kings Road, SA1 Swansea Waterfront, Swansea, SA1 8AS



Office 1C First Floor  
Market Chambers  
The Parade, Neath  
SA11 1LU

- Open plan office space in excellent condition
- Net Internal Area: 54.53m<sup>2</sup> (587ft<sup>2</sup>)
- Central Neath location
- Near to train station



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## LOCATION

Located at the junction of The Parade and Maes-Yr-Haf Road within the main retail area of Neath. Neath mainline station and bus station is directly to the south west of the building within a very short walk.

Neath is approximately 10 miles east of Swansea. It has excellent road communications via Junctions 42 and 43 of the M4, and Cardiff is about 40 miles south east.

## DESCRIPTION

The property comprises three storey office accommodation. The offices are DDA compliant with lift access and benefit from raised floors and air-conditioning. There is communal kitchens and WC facilities on each floor and a shower room on the ground floor.

Office 1C is located on the first floor to the rear of the building, offering hillside views. This suite is totally open plan and in excellent condition.

## ACCOMMODATION

Description (net internal area)	m <sup>2</sup>	ft <sup>2</sup>
<u>Office 1C</u>	<u>54.53</u>	<u>587</u>

## TENURE

The offices are available on effective full repairing and insuring lease terms, for a term to be negotiated.

## SERVICE CHARGE & VAT

VAT: The lessor reserves the right to charge VAT on all payments.

Service charge: Tenants will be responsible for a fair proportion of the service charge.

## BUSINESS RATES

Rateable Value                      £3,900  
UBR for Wales 2020/21            53.5p in the £

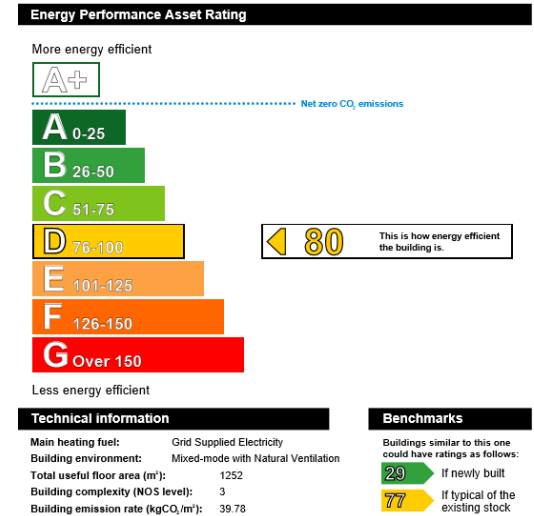
Interested parties are asked to verify this information by contacting the local authority.

## VIEWING ARRANGEMENTS

NICK FOUNDS  
☐ 01792 479845  
@ nick@rj-cs.co.uk

ADAM HARRIS  
01792 479841  
@ adam@rj-cs.co.uk

## EPC



RJ Chartered Surveyors for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

1. These particulars and all information, descriptions, dimensions, references to condition and necessary permissions for use and occupation referred to therein, are given in good faith without responsibility on the part of RJ Chartered Surveyors, the vendors or lessors and are intended as a general outline for the guidance of prospective purchasers or lessees and do not constitute or form part of any offer or contract.
2. Intending purchasers or lessees must satisfy themselves by inspection, enquiry or otherwise to the correctness of each of the statements contained in these particulars.
3. The vendor does not make or give, nor are any of the partners of RJ Chartered Surveyors authorized to make or give, any representations or warranties whatsoever in relation this property.
4. All terms quoted are exclusive of V.A.T. unless otherwise stated. Interested parties must make their own enquiries to establish the V.A.T. implications prior to entering into any agreement.



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## IMAGES



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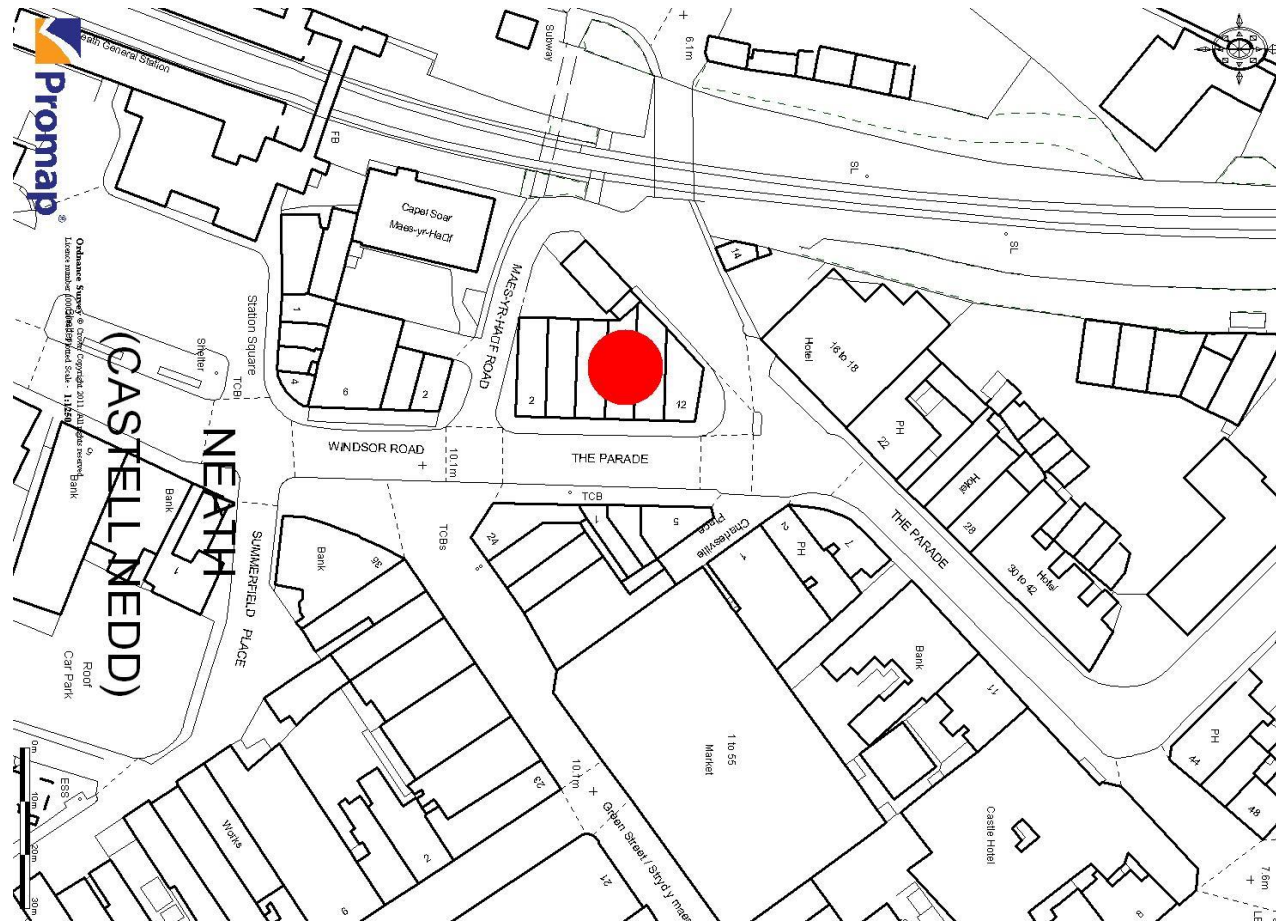


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