

Office 1D First Floor Market Chambers The Parade Neath SA11 1LU

- Open plan office space in good condition
- Net Internal Area: 90.53m² (974ft²)
- Central Neath location
- Near to train station



LOCATION



DESCRIPTION & LOCATION

The property is situated on The Parade, the main one-way thoroughfare in the town of Neath. Good access to Neath railway station and 2.5 miles off junction 43 of the M4.

The property comprises three storey office accommodation. The offices are DDA compliant and benefit from raised floors, air-conditioning and VDU compatible lighting.

ACCOMMODATION

Description (net internal area)	m²	ft²
Office 1D	90.53	<u>974</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 £6,900 UBR for Wales 2019/20 52.6p in the £

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

VIEWING ARRANGEMENTS

NICHOLAS FOUNDS

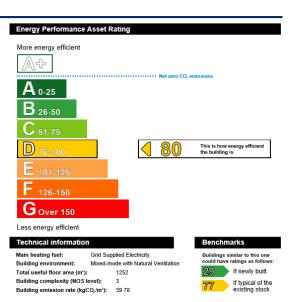
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EPC



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