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



**To Let
£7,500**

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



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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)	m ²	ft ²
<u>Office 1D</u>	<u>90.53</u>	<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

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EPC

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Mixed-mode with Natural Ventilation
Total useful floor area (m²): 1252
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 39.78

Net zero CO₂ emissions

80

This is how energy efficient the building is.

Benchmarks

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

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