



01792 648809



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



**To Let**  
**£5,250 p/a**

Second floor office suite  
Market Chambers  
The Parade  
Neath, SA11 1LU

- Modern office space
- Office 2.2
- Net Internal Area: 60m<sup>2</sup> (646ft<sup>2</sup>)
- Central Neath location. Near to train station
- Rent £5,250 exclusive



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## LOCATION



## DESCRIPTION

The property is situated on The Parade, the main one-way thoroughfare in the town of Neath. Good access to Neath railway station and 2.4 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 <sup>2</sup>	ft <sup>2</sup>
<u>Office 2.2</u>	<u>60</u>	<u>646</u>

## TENURE

The office is available on an effective full repairing and insuring lease term, for a term to be negotiated.

## SERVICE CHARGE & VAT

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

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

## BUSINESS RATES

Rateable Value                      £TBC  
UBR for Wales 2019/20            52.6 in the £

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

## VIEWING ARRANGEMENTS

NICK FOUNDS

☐ 01792 479845

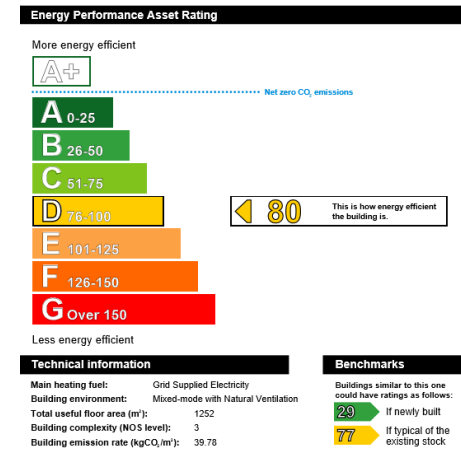
@ nick@rj-cs.co.uk

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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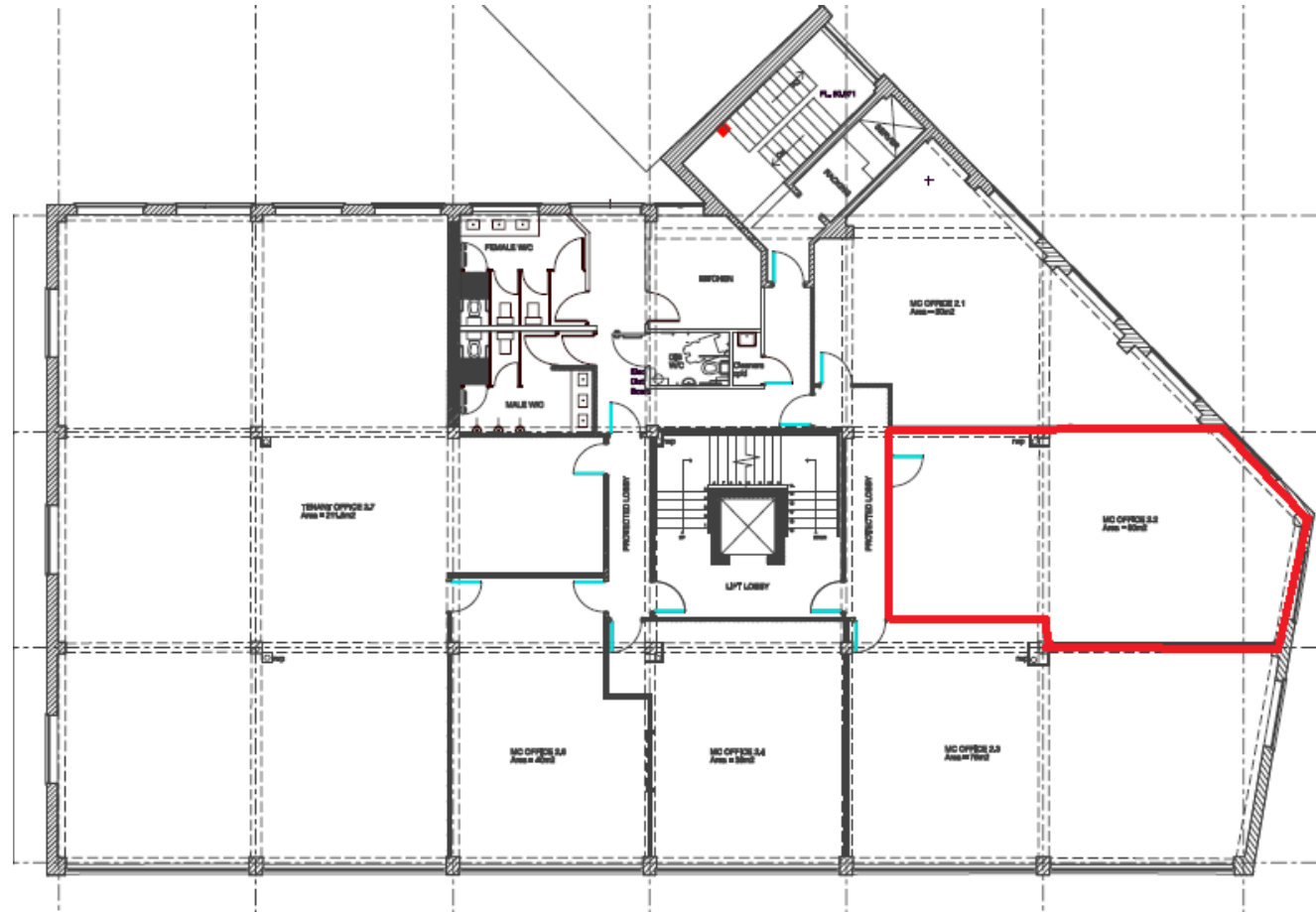


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## PROPOSED FLOOR PLAN



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

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