

# For Sale

**Industrial**

## Manufacturing/Warehouse/Offices

**Briton Ferry Business Park, Regent Street, Briton Ferry, Neath SA11 2JA**



- 3,823.4 Sq M (41,155 Sq Ft)
- 2.59 Acres (11.05 Ha)
- Multi Let/Redevelopment Opportunity (S.T.A.N.C)
- Close to J42 of M4 Motorway



## Briton Ferry Business Park, Regent Street, Briton Ferry, Neath SA11 2JA

### Location

The property is located in a built up residential area known as Briton Ferry, which lies four miles South West of Neath Town Centre and six miles East of Swansea.

The property is accessed via Regent Street West. Communications have greatly improved to this part of Briton Ferry, due to the link between the industrial area, known as Baglan Energy Park, via Neath Port Talbot bailing plant. This access provides a direct route to the A48 dual carriageway and eventually the M4 motorway, via Junction 41A and 42.

### Description

The property comprises of a 19th Century industrial/engineering complex, which has been refurbished. We have been informed that the original Victorian office and storage buildings are Grade II listed. The majority of buildings are of steel frame construction, with corrugated steel sheets set around a central courtyard.

Area	Sq M	Sq Ft
Office Building	202.20	2,176
Pattern Store	525.00	5,652
Detached Store 1	68.20	734
Detached Store 2	26.80	289
Detached Store 3	41.70	449
Foundary	324.40	3,492
New Workshop	317.20	3,414
Fitting Workshop	977.9	10,526
Machine Shop	809.9	8,717
Hard Facing Shop	141.50	1,524
Staff Accommodation	109.70	1,180
Open Front Stores	278.90	3,002
Total	3,823.40	41,155

### VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate. VAT will be applicable on this transaction.

### Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

### Business Rates

We have been informed via an enquiry with the Valuation Office website that the property has a Rateable Value of £39,750. We believe there may be other assessments for the premises.

UBR for Wales 2017/18 is 49.9p in the £.

Interested parties are asked to verify this information by making direct contact with the local Rating Authority.

### Planning

The property has current planning consent for demolition of five existing buildings, and construction of two individual buildings granted on 26th September 2016 under planning application P2016/0461.

### Tenure

We have been informed that the property is held Freehold, but have not had sight of the Title Deeds.

### Asking Price

Offers in the region of £700,000.

### Energy Performance Certificate (EPC)

Detached Storage Shed: G (165).

Certificate Reference Number: 9244 - 3009 - 0208 - 0597 - 4501.

Foundry Shop - B (43).

Certificate Reference Number: 9090 - 2925 - 0380 - 4403 - 5044.

Machine Shop - C (51).

Certificate Reference Number: 0425 - 0530 - 4289 - 4009 - 5096.

Hard Facing Shop - F (129).

Certificate Reference Number: 9244 - 3009 - 0208 - 0594 - 4505.

Cylinder Shop - C (56).

Certificate Reference Number: 0594 - 0594 - 8030 - 4290 - 2023.

### Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

**Jason Thorne**

Lambert Smith Hampton

**01792 702800**

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**External**



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**External**



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# Briton Ferry Business Park, Regent Street, Briton Ferry, Neath SA11 2JA

## Plan

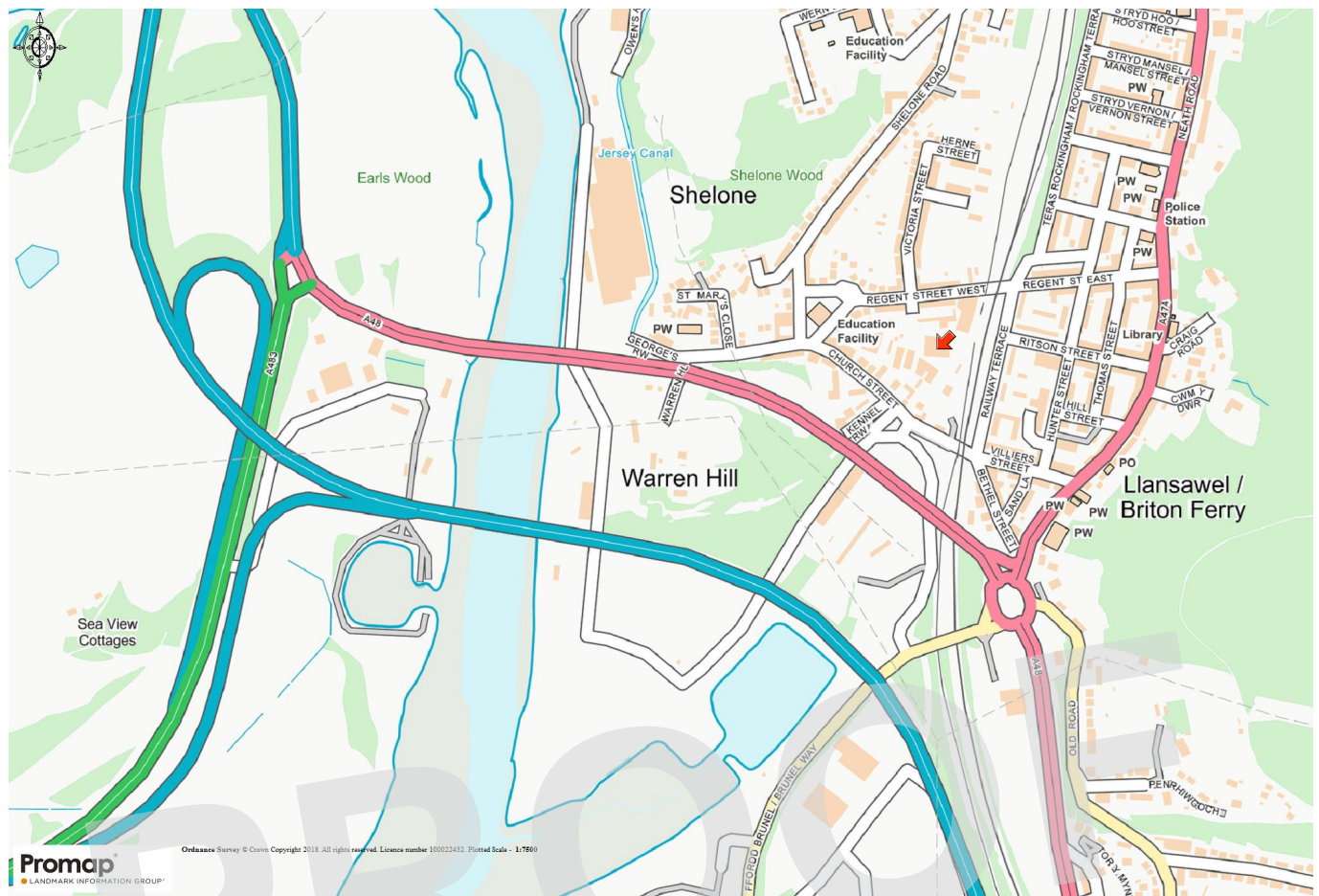


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