

Lambert
Smith
Hampton

Premises at Siding Terrace Skewen



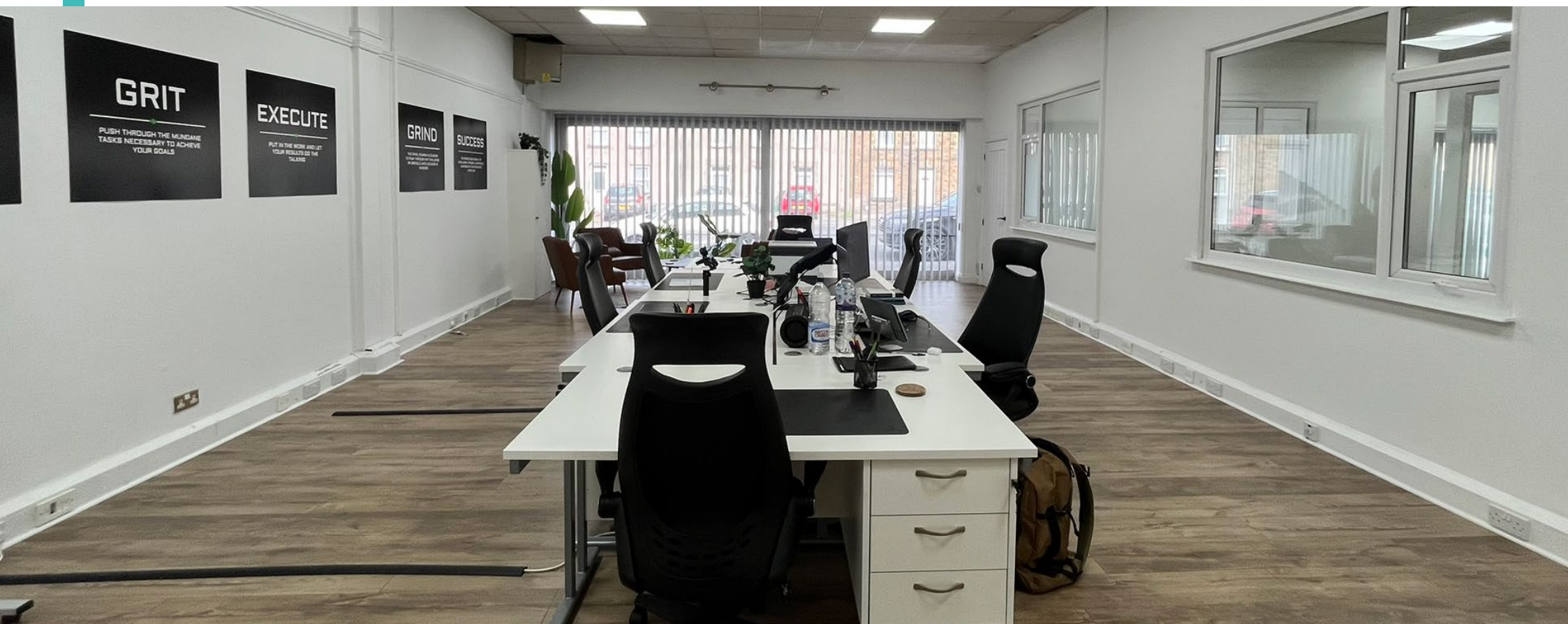
TO LET

OFFICE PREMISES

OPPORTUNITY SUMMARY

- ✓ Asking Rent of £25,000pa
- ✓ 223.43sq m (2,405 sq ft)
- ✓ Onsite parking for at least 10 vehicles
- ✓ Close to J44 of the M4 Motorway







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LOCATION & SITUATION

The property is accessed from the A4230 which leads to Junction 44 of the M4 motorway, approximately one mile to the West. Access to the A465 trunk road is available two miles from the Estate at Neath, offering access to many South Wales valley towns.

DESCRIPTION

Single storey semi-detached unit with clad elevations with an enclosed car parking area adjacent. The property comprises an entrance hallway, 4 cellular offices, 2 open plan offices with staff facilities and ancillary space.

There are suspended ceilings throughout the building with LED and spot lighting with plastered/painted walls and ceiling cassette air conditioning units.

BUSINESS RATES

As stated on the VOA website the Rateable Value for the subject premises is as follows:

Rateable Value (2026): £15,250

UBR for Wales for 2026/2027 is 0.502

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information.

EPC

The property has an EPC rating of **A(25)**.

TENURE

The property is available on a **leasehold** basis of which terms are to be agreed.

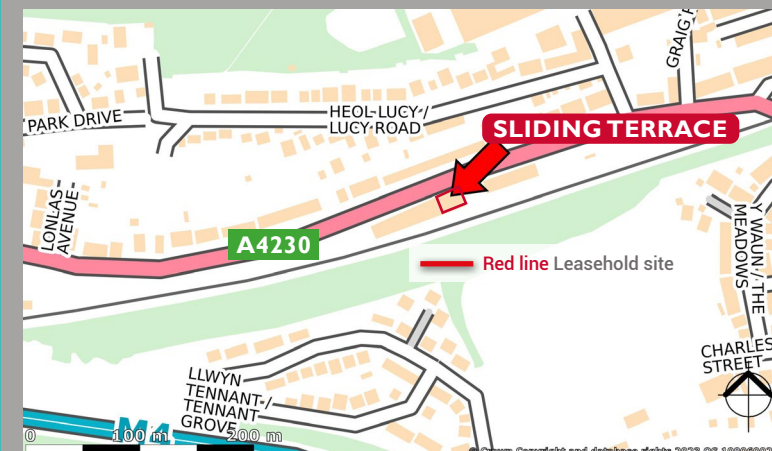
VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

ACCOMMODATION

We have measured the accommodation in accordance with the RICS Property Measurement 2018, (2nd Edition) and calculate the floor areas to be as follows:

Description	Sq Metres	Sq Feet
Entrance Hallway	9	97
Office 1	10.76	116
Office 2	9.24	99
Office 3 (open-plan)	37.41	403
Office 4 (open-plan)	67.95	731
Office 5	8.97	97
Office 6	28.15	303
Kitchen/Staff Area	17.46	188
Communal Area	22.49	1,318
Ancillary Space	12	129
Total Net Internal area:	223.43	2,405



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**Lambert
Smith
Hampton**

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Viewing and Further Information

Viewing strictly by prior appointment. Please contact:

Charlotte Miller

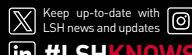
M: 07590 491 877

E: cmiller@lsh.co.uk

Rachel Bassett

M: 07887 792 790

E: rbassett@lsh.co.uk



Lambert Smith Hampton

1 Axis Court, Axis Court
Mallard Way, Swansea
SA7 0AJ