

To Let/For Sale

Office / Workshop / Storage

Industrial

Morven Business Centre, Church Street, Briton Ferry, Neath SA11 2JP



- 1,212.78 Sq M (13,053 Sq Ft)
- Mix Office and Workshop
- Central Courtyard
- Close to Junction 42 of the M4 Motorway



Morven Business Centre, Church Street, Briton Ferry, Neath SA11 2JP

Location

The premises is located in a built up residential area of Briton Ferry which lies four miles South West of Neath Town Centre and six miles East of Swansea. The property lies on the corner of Shelone Road and Church Street. New improved access to Junction 42 of the M4 motorway exists via the upper Baglan Energy Park entrance, via the bailing plant, which avoids the low bridge.

Description

An arrangement of older and more modern buildings around a central courtyard/yard area. The buildings have been extended with the provision of further office areas to the first floor.

Accommodation

The floor areas and description as looking into the courtyard from the road. Gross internal areas have been used.

TOTAL FLOOR AREA:
1,212.78 Sq M (13,053 Sq Ft)

Area	Sq M	Sq Ft
RIGHT HAND OFFICE		
First Floor	80.08	862
First Floor	75.88	817
FIRST FLOOR LINK ABOVE RIGHT HAND WAREHOUSE		
First Floor	59.17	637
Office Annex/Store	44.22	475
MAIN WAREHOUSE (RIGHT)	496.25	5,342
Mezzanine Above	111.23	1,197
REAR WAREHOUSE	148.65	1,600
STORES TO LEFT	52.06	560
LEFT WORKSHOP		
Ground Floor	88.11	948
First Floor	57.13	615

VAT

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

Legal Costs

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

Business Rates

Following an enquiry on the Valuation Office website, the property has the following assessments:

Leap to Learn Unit - RV £10,750
Caretakers Unit - RV £2,700
Landlords Unit - £6,300

UBR for Wales 2019/20 is 52.6p in the £.

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

Terms

The property is available on a new Lease. Consideration will be given to leasing the property in parts.

Rental

£19,500.

Sale Price:
Offers in the Region of £225,000.

Tenure: Freehold

Service Charge / Building Insurance

Tenant to reimburse the Building Insurance premium payable on the property. If the premises is let in parts, a service charge will become payable.

EPC

Band: F.

CRN: 0362 - 0330 - 5119 - 4801 - 5002.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Jason Thorne
Lambert Smith Hampton
01792 702800
07775 740370
jthorne@lsh.co.uk

Morven Business Centre, Church Street, Briton Ferry, Neath SA11 2JP

Location Plan



Image Copyright reproduced by Lambert Smith Hampton

Floor Plans

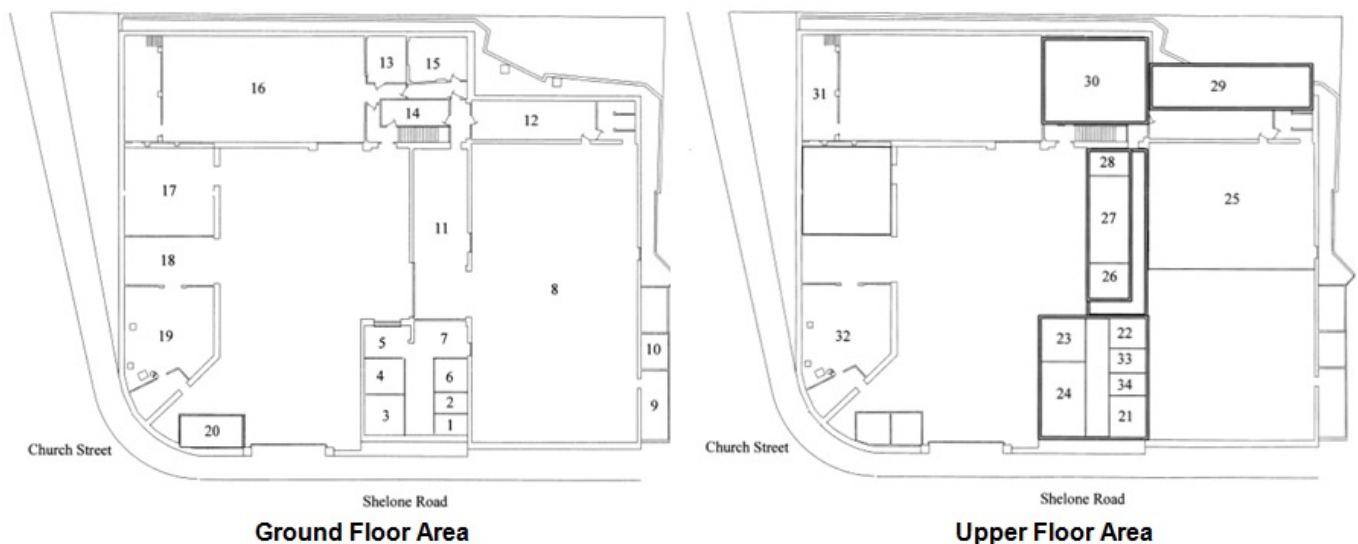


Image Copyright reproduced by Lambert Smith Hampton

Morven Business Centre, Church Street, Briton Ferry, Neath SA11 2JP

Office / Roller Door Warehouse



Image Copyright reproduced by Lambert Smith Hampton

October 2019

© Lambert Smith Hampton

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that:

- (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract.
- (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
- (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.
- (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
- (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH.
- (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.

**Lambert
Smith
Hampton**

01792 702 800
www.lsh.co.uk