

TO LET.



Refurbished Workshop Unit.

2,530 sq ft.

Railway Buildings, Neath, SA11 1BY.

Location.

Railway Buildings are located next to Neath Railway Station, which is north of Junction 42 of the M4 Motorway and parallel to the A465.

Surrounding occupiers include Royal Mail, Wolseley Plumb & Parts and Neath Central Market.

Description.

Recently refurbished workshop unit, comprising 2,530 sq ft (235 sq m) that benefits from the following:

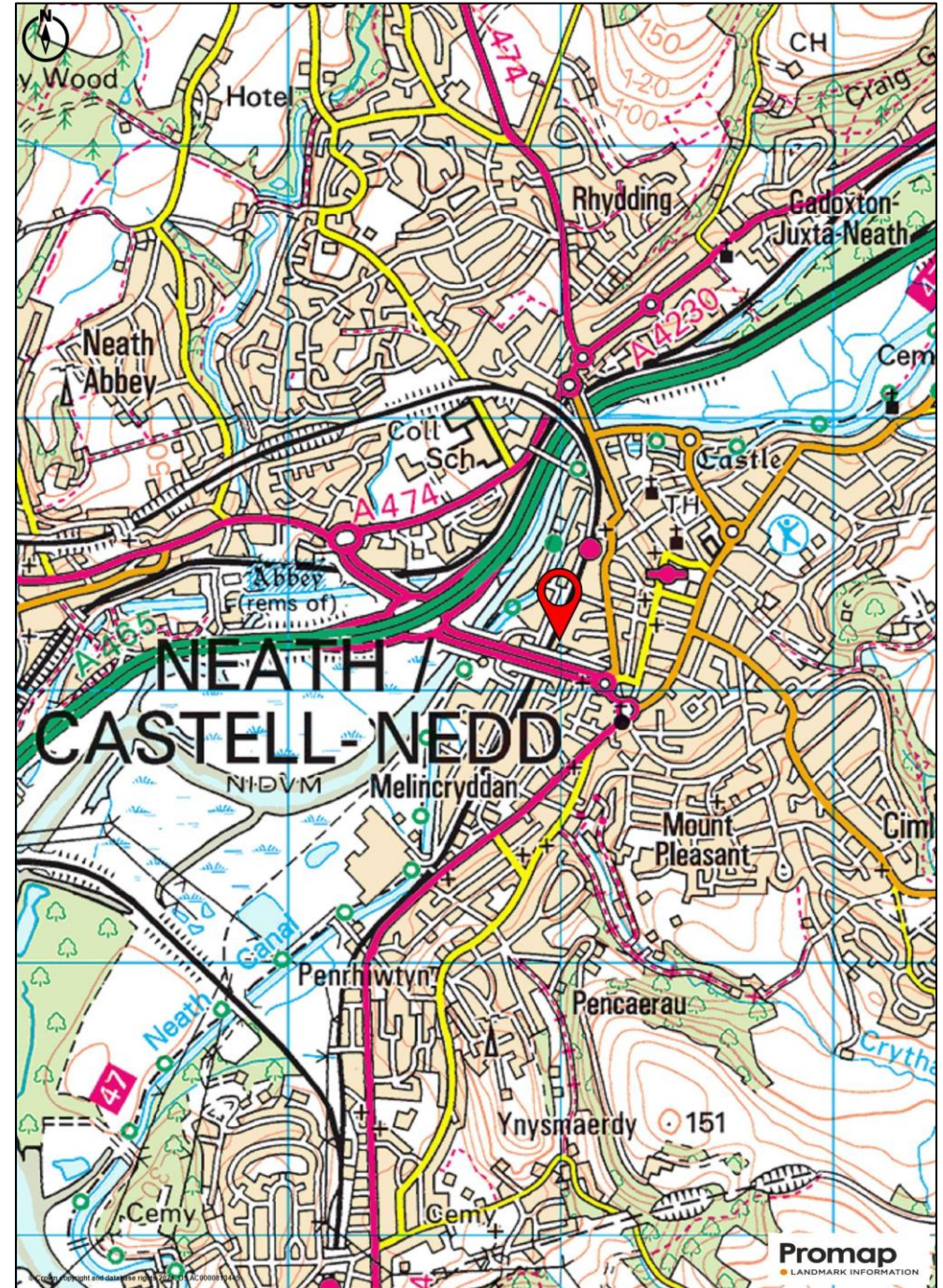
- New roof with 10% translucent light panels
- Electric roller shutter access doors
- Demised car parking
- Internal office accommodation
- WC and kitchenette facilities
- LED lighting
- Fan heaters
- Minimum eaves of 4.2m
- Maximum eaves of 7.2m

Terms.

The unit is available on a new lease with Full Repairing terms.

Rent.

Rent on Application.



Services.

The unit benefits from separately metered electricity, water and drainage.

Interested parties are advised to make their own enquiries.

Use.

The units have consent for B1 Uses.

EPC.

Energy Performance Certificate available on request.

Service Charge.

The ingoing occupier will be responsible for a proportion of the service charge cost in maintaining the common parts of the estate.

Rateable Value.

Rateable value (Based on April 2026 valuation) - £16,750

Rates payable (Based on April 2026 valuation) - £8,408

VAT.

VAT will be payable on all costs.



Contact.

For further information, or to arrange a viewing, please contact the sole agents.



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February 2026 - SUBJECT TO CONTRACT

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Particulars dated February 2026. Photographs January 2025.

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