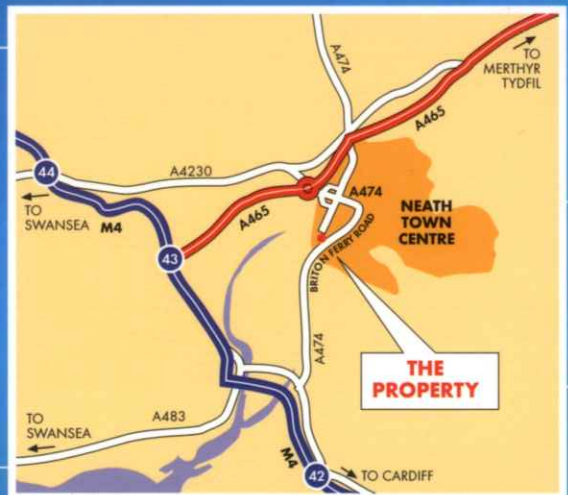
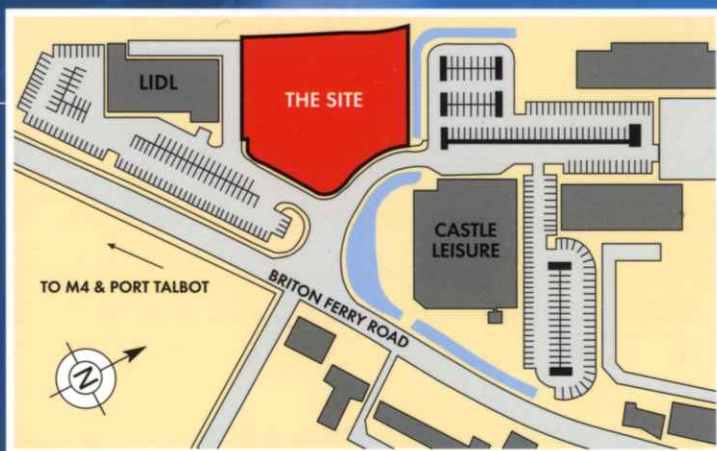




NEATH CASTLE PARK

NEW RETAIL UNITS AVAILABLE
ADJACENT TO LIDL AND CASTLE LEISURE



UP TO 15,000 SQ.FT / 1,393 SQ.M

NEATH CASTLE PARK

LOCATION:

Neath is situated approximately 35 miles west of Cardiff and 8 miles north east of Swansea. The town has a resident population in the region of 40,000 people and has a surrounding catchment in excess of 90,000 people.

Castle Park is situated on the A474 Briton Ferry Road approximately 1/2 a mile from Neath Town Centre. Junctions 42 and 43 of the M4 Motorway, the A465 Heads of the Valleys Road and A48 all provide good access to the subject property.

DESCRIPTION:

The property will comprise self contained purpose built retail accommodation with car parking situated between Lidl and Castle Leisure and is accessed from Briton Ferry Road.

The units will be constructed to a high specification to include brick and profile metal cladding and roller shutter doors.

Floor plans and a detailed specification are available upon request.

ACCOMMODATION:

The development measured on a gross internal basis will provide a maximum floor area of approximately 15,000 sq.ft / 1,393 sq.m.

It is our clients preference to lease the property in its entirety however, they will consider dividing the accommodation to suit retailers requirements.



Plans in this brochure are for identification purposes only. Not drawn to scale.

PLANNING:

The subject property received detailed planning consent for retail use (Class A1) on 12th February 2002. A copy of the planning consent is available upon request.

TIMESCALE:

The development could be completed and available for occupation in late 2004/early 2005.

TERMS:

The units will be available on new 25 year full repairing and insuring leases, subject to 5 yearly upward only rent reviews.

RENT:

Upon application.

FURTHER INFORMATION:

Please contact joint agents.



Andy Williams



Nick James

Misrepresentations Act

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