



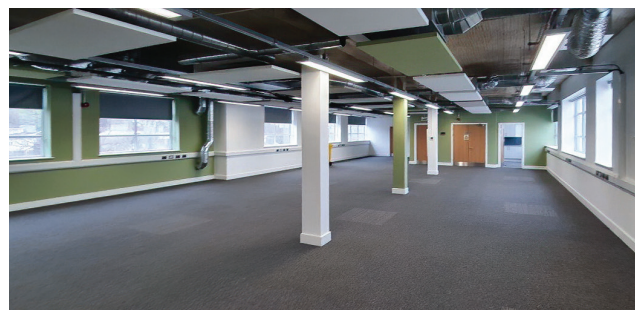
**NEATH
PORT TALBOT**

Front and Centre for Business

THE METAL BOX

High quality modern office space to let

Located close to Neath town centre with excellent transport links to the A465 and the M4



The Metal Box provides modern quality offices located just off Milland Rd. This estate is located close to Neath town centre with excellent transport links to the A465 and the M4. Excellent rail links with Neath Train Station.

Ample parking is available, including a large car park for tenants, short visitor parking and 2 designated/reserved parking per unit.

Unit(s) available between:

Unit	Area (ft ²)
1	3,541
3	3,923

If The Metal Box looks like the right fit for your firm, contact our regional experts on **01639 686835** or via **business@npt.gov.uk** and quote: COMMERCIAL PROPERTY. Or for more information visit: **www.InvestinNPT.com**

About The Metal Box:

- Access to business support and funding (subject to eligibility) to support the set-up of your operation and/or fit out of the space
- Close proximity to academia Swansea University, University of Wales Trinity St David & Neath College
- Fibre Connectivity
- Each unit is fitted with its own kitchen facility and has a smaller office within which has utility for storage, meeting rooms or personal office
- Each room is fitted with its own alarm intruder system and is accessed via a swipe card access system.

RENT - £9 PER SQ FT AND £2.50 PER SQ FT SERVICE CHARGE.

