

TO LET

Unit 5 Llewellyn's Quay, Port Talbot, SA13 1RF

Detached Workshop With Offices + Yard



- Unit Of 740 Sq.M. (7,966 Sq.Ft.)
- Gross Site Area 0.34 ha. (0.84 ac.)
 - Secure Fenced Yard
- Prominently Situated at Entrance to Estate

Location (SA13 1RF)

The subject property is prominently situated within Llewellyns Quay, a mixed use development to the south-east of Port Talbot town centre.

It is strategically placed very close to the major Tata Steelworks in the town, and access to the area has been greatly enhanced by the construction of the A4241 Harbour Way, the dual carriageway linking Llewellyn's Quay with J.39 of the M4.

The unit is situated at the entrance to the estate, Adjacent to the A4241 Harbour Way.



Description

The property comprises a detached industrial/workshop unit with offices, benefitting from the following:

- Concrete 'At Cost' framed construction;
- 3x. vehicular access doors;
- Florescent lighting throughout
- Integral office & amenity facilities;
- Situated within own secure compound.

Accommodation (Gross Internal Areas)

	Sq.M.	Sq.Ft.
Main Workshop	363	3,912
Office/amenities	80	864
Workshop Annex	122	1,315
Rear Valletting Bay + Stores	174	1,875
TOTAL	740	7,966
On Site	0.34 ha.	0.84 ac.

Mains Services

We understand that the property benefits from a 3x phase electricity with a capacity of between 180-200 KVa (tbc.) which is supplied through ABP.

User

The estate has a general overall consent which includes Use Classes B1 & B8.

SUBJECT TO CONTRACT

SEPTEMBER 2019

Terms

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

Quoting Rent

£29,995 pa.

Estate Service Charge

There is an estate service charge to cover the cost of maintaining the private roadway which runs through the entire estate.

Business Rates

The property has a Ratable Value of £19,750 (2017). Current business rates payable (2019/2020) are expected to be £10,389 pax.

Energy Performance Certificate (EPC)

91 – Band "D"



Business Support

For further advice for businesses please contact:

Economic Development Unit at Neath Port Talbot Borough Council on **(01639) 686 385**.

Additional assistance may also be available from the Welsh Assembly Government (Flexible Support for Business) on **03000 60 3000**

Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

VAT

All figures quoted are exclusive of VAT.

Viewing

For further information or to arrange an inspection please contact the sole agents:



Michael Bruce MRICS:

Mobile: 07920 144 603

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