

## TO LET

**Suite A, Jistcourt House,  
Llewellyn's Quay, Port Talbot, SA13 1RF**

Single Storey Offices + Car Parking



- Premises Of 191 sq.m. (2,054 sq.ft.)
  - Series Of Cellular Offices
  - Adjacent Surfaced Car Parking
- Situated Within Busy Courtyard Development

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



## Description

The property comprises a semi-detached single-storey office block, benefiting from the following:

- 9x individual offices;
- Kitchen facilities;
- Reception & wcs.;
- Surfaced Car Parking.

## Accommodation (Net Internal Area)

	Sq.M.	(Sq.Ft.)
Office 1	15	161
Office 2	14	146
Office 3	16	174
Office 4	16	176
Office 5	15	159
Office 6	14	154
Office 7	12	132
Office 8	16	171
Office 9	19	200
Kitchen Area	5	53
Reception	7	79
Plus WCs/lobbys		
<b>TOTAL NIA</b>	<b>191</b>	<b>2,054</b>

## Mains Services

The property benefits from mains services including electric, with oil-fired central heating radiators in each office.

## Tenure

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

## Business Rates

The property has a Ratable Value (2017) of £10,500

## Use

The estate has a general overall consent which includes Use Classes B1 & B8 [offices & stores] although may be suitable for alternate forms of use (subject to planning)

## Service & Heating Charge

There is an Estate service charge to cover the cost of maintaining the private roadway which runs through the entire Estate, and regular foul waste clearance.

The service charge also **includes** the cost of heating This total cost is approximately £400 per month.

## Rent

Only **£11,295 pax. (£5.50 psf.)**

## VAT

All figures are exclusive of VAT.

## Energy Performance Certificate (EPC)

Band "E" - 115

## Business Assistance

For further advice for businesses please contact the 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.

## Viewing

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



**Michael Bruce MRICS:**

Mobile: 07920 144 603

[michael@dlpsurveyors.co.uk](mailto:michael@dlpsurveyors.co.uk)

**SUBJECT TO CONTRACT – MAY 2019**

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