

# HIGH QUALITY OFFICES TO LET

## Port Talbot

**alder king**

PROPERTY CONSULTANTS



### **BREEAM 'EXCELLENT' GROUND FLOOR SUITE**

**Llewellyn House  
Harbourside Business Park  
Harbour Way  
Port Talbot  
SA13 1SB**

**2,107 - 4,214 sq ft  
(195.6 - 391.5 sq m)  
NIA approx.**

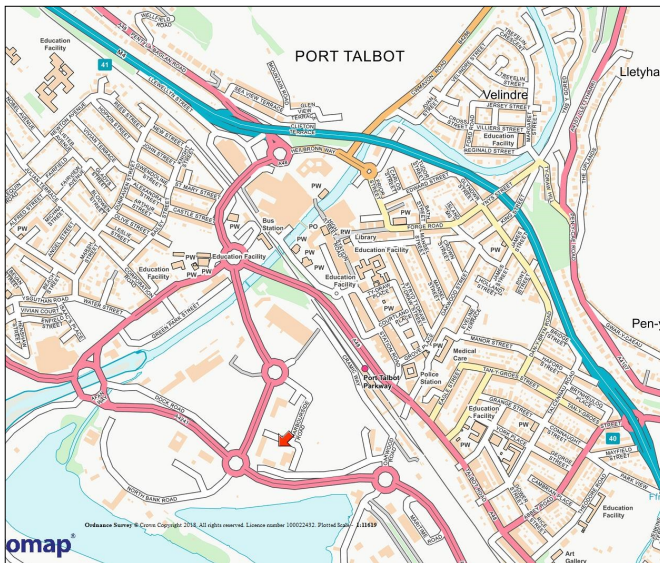
Easy motorway access  
High quality office space  
15 car parking spaces  
Low service charge



# Llewellyn House, Harbourside Business Park, Harbour Way, Port Talbot, SA13 1SB

## Location

Harbourside Business Park is situated directly adjacent to Harbour Way, Neath Port Talbot's £107m Distributor Road, connecting the M4 at J38 to the Harbourside area. Port Talbot's town centre with its bus station is a short walk away, as is Port Talbot Parkway railway station with direct links to Swansea, Cardiff and London.



## Description

Harbourside Business Park is a 67,000 sq ft BREEAM "Excellent" rated development situated in a prominent and strategic location. Neighbouring occupiers on the estate include Her Majesty Court Services, Tata Steel UK Ltd and TWI Ltd. Only 4,320 sq ft is available on the ground floor of Llewellyn House.

The property benefits from the following specification:--

- Aluminium double glazed windows
- Raised access floors

- 8 person passenger lift
- Combi boiler radiator system
- Fully carpeted

## Accommodation

The building offers ground floor accommodation, with two separate cores to allow for occupation of the whole or by separate wing suites.

All measurements are approximate Net Internal Areas.

| Area         | Sq ft | Sq m  |
|--------------|-------|-------|
| Ground floor | 4,214 | 391.5 |

## Parking

The accommodation has 15 parking spaces.

## Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

The service charge is £1.00 per sq ft per annum.

## Planning

We understand that the accommodation has planning consent for offices but all interested parties should make their own enquiries to the Planning Department of Neath Port Talbot Council. Tel: 01639 686726 or [www.npt.gov.uk](http://www.npt.gov.uk).

## Lease

The accommodation is offered by way of a new full repairing and insuring lease, for a term of years to be agreed.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Rent

£11.00 per sq ft per annum exclusive.

## Business Rates

The ground floor has a rateable value of £46,150 as at April 2017. Rates payable equate to approximately £23,029 per annum (£5.44 per sq ft) using the current multiplier of 0.499.

Interested parties should make their own enquiries to Neath Port Talbot Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. [www.voa.gov.uk](http://www.voa.gov.uk).

## References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

## Energy Performance Certificate

The energy performance certificate rating is A (24). The full certificate and recommendations can be provided on request.

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## The Code for Leasing Business Premises in England and Wales 2007

Please see [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

## Asbestos Regulations

It is the responsibility of the tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

## VAT

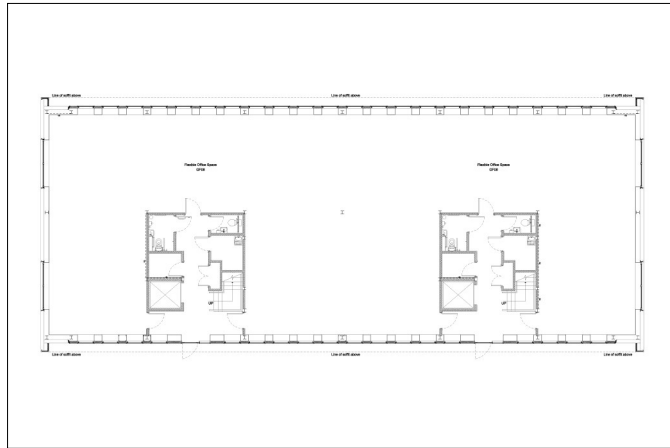
Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent. We recommend that the prospective tenants establish the implications before entering into any agreement.

## Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

## Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.



## Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

## Alder King Property Consultants

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