

TO LET

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

Single Storey Offices & Stores + Car Parking

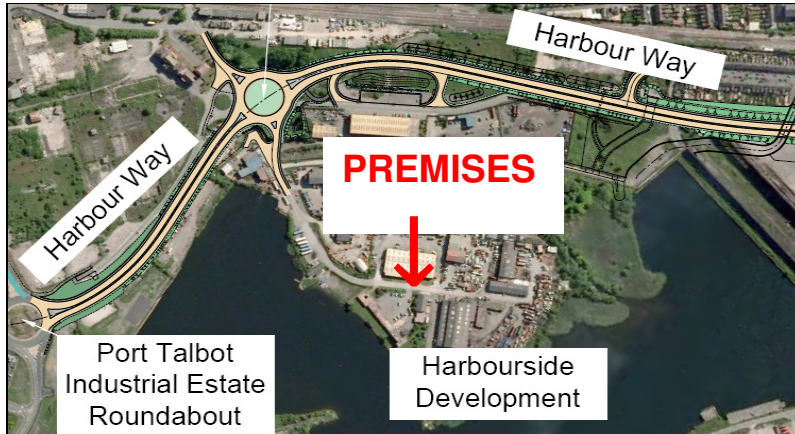


- Premises Of 125 sq.m. (1,345 sq.ft.)
- Adjacent Surfaced Car Parking
- Situated Within Busy Courtyard Development
- Unit Suitable For A Variety Of Uses

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 Harbour Way, the new dual carriageway linking Llewellyns Quay with J.39 of the M4.



Description

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

- 4x offices;
- Kitchen facilities;
- Secure Strong Room;
- Separate Office & Stores area;
- Car Parking Area.

Accommodation (Gross Internal Area)

	Sq.M.	(Sq.Ft.)
Office 1	9	(95)
Office 2	21	(225)
Office 3	21	(224)
Rear Office/Store	28	(298)
Strong Room	3	(28)
2x Ancillary Stores	7	(75)
TOTAL GIA	125	(1,345)

Mains Services

The property benefits from a mains services gas and electricity supply and central heating radiators in each office.

Tenure

The property is available to let on a full repairing and insuring lease with terms to be agreed.

Flexible lease terms are also available.

SUBJECT TO CONTRACT – MAY 2017

Business Rates

For the latest business rates payable please contact Neath Port Talbot BC on **01639 686 843**.

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)

Rent

£10,000 pax.

VAT

All figures quoted are exclusive of VAT.

Service Charge

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

This cost is approximately £500 per quarter (tbc.).

Energy Performance Certificate (EPC)

Currently being assessed.

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

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