



# 1,857.37 sq m (19,993 sq ft)

## Property Highlights

- Semi detached industrial premises with high quality 2 storey offices
- Established industrial location in close proximity to Junctions 37 & 38 of the M4
- Level access loading onto yard / forecourt area
- Expansion land to side elevation

For more information, please contact:

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## Location

The property is situated at Kenfig Industrial Estate (SA13 2PE), an established industrial location adjacent to the M4 motorway and in close proximity to both Bridgend and Port Talbot. Swansea is located approximately 15 miles to the west and Cardiff approximately 28 miles to the east.

Estate occupiers include Wernick Group, Amazon, John Pye Auctions and RTI Western.

## Description

The subject property provides a semi detached industrial unit of steel portal frame construction under a profiled asbestos cement roof.

Internally, the property is configured to provide open plan warehousing (minimum eaves: 4.53m; pitch: 7.65m) with additional two storey offices/ancillary accommodation provided to the front elevation. Such accommodation has been fitted out to a high specification and includes a board room, open plan reception area, offices, kitchen and WCs.

Vehicular access to the warehouse is provided to the front elevation via a single level access (electric operated) loading door (height: 4.71m; width: 3.65m) that leads onto a surfaced forecourt/loading yard. To the side elevation of the property there is a grassed area that provides potential expansion land.

Internally, the property further benefits from a mezzanine measuring approximately 297.96 sq m (3,207 sq ft).

## Accommodation

Description	Sq M	Sq Ft
Warehouse	937.63	10,093
Ground Floor Ancillary	462.98	4,983
First Floor Offices/Ancillary	456.76	4,917
<b>Total</b>	<b>1,857.37</b>	<b>19,993</b>

## Business Rates

Warehouse and Premises	£34,000
UBR Multiplier (Wales 2015/16):	53.5p
Rates Payable (2015/16):	£18,190

## Tenure

The unit is available on a new lease for a term of years to be agreed. Quoting terms are available upon application.

## Services

We understand that all mains services including gas, electricity and water will be available to the property. Interested parties are advised to make their own enquiries to establish their suitability and capacity.

## Legal Costs

Each party is to bear their own legal and surveyors costs incurred in the transaction.

## EPC

The premises have an EPC rating of C (74). A copy of the certificate will be made available upon request.

## VAT

VAT will be charged on all costs.

## Viewing

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

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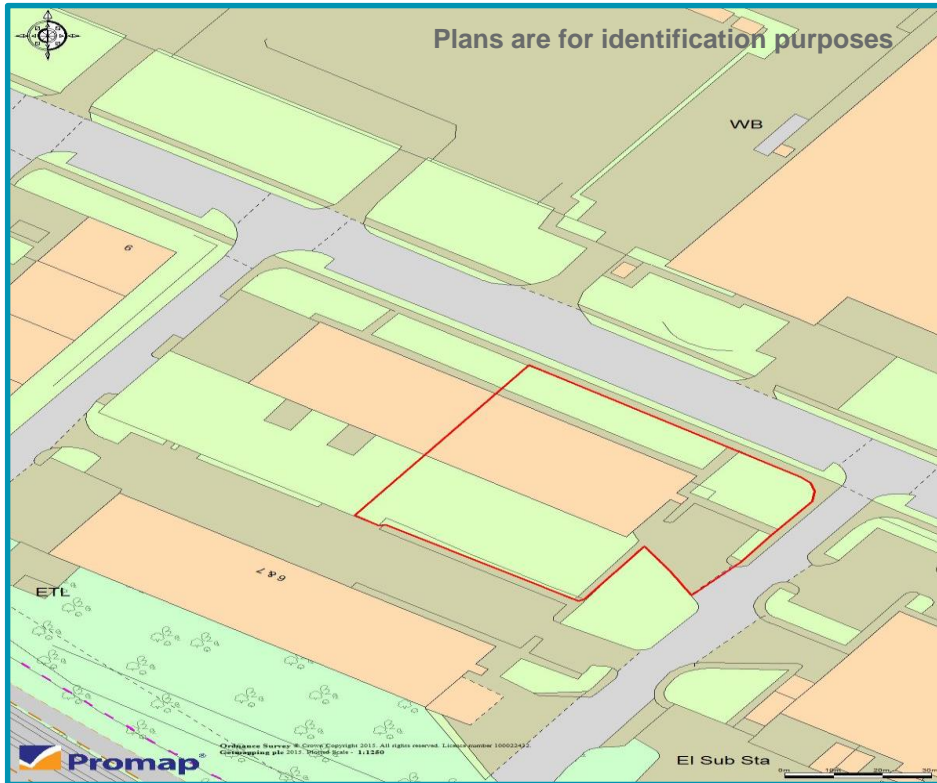
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**August 2020**

# INDUSTRIAL – TO LET

## Unit 5 Kenfig Industrial Estate

Port Talbot, SA13 2PE



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