

Kenfig Industrial Estate Port Talbot

Available to Let
Warehouse
10,135 sq ft



2 storey office accommodation



M4 Jct 38 - 1.5 miles



Separate yard / loading area



Roller shutters



LED lighting

Kenfig Industrial Estate

Port Talbot SA13 2PE



Description

Unit 6 is a semi detached warehouse / production unit comprising of a steel portal frame construction with part brick/blockwork, part metal clad elevations under a pitched roof. The property benefits from open plan workshop / warehouse accommodation, roller shutter door, internal 2 storey office and ancillary accommodation, yard and ample parking.

Location

Kenfig Industrial Estate is a popular commercial location situated within established distribution centre.

Kenfig Industrial Estate is located between Swansea and Cardiff. The site is visible from the M4 Motorway which is adjacent to the estate. Occupiers on the estate include Amazon, Greenhams and John Pye Auctions.

The estate is accessed from the M4 via the A4229 and B4283 from Junction 37 (3.5 miles) and via the B4283 from Junction 38 (1.5 miles). Kenfig Industrial Estate provides a cost effective warehousing and distribution location, well situated to serve the whole of South Wales, the South West of England (via the M4 and M5 Motorway) and the Midlands via the A465 and M50 links.

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EPC

EPC is available upon request.

Terms

Available on new full repairing and insuring leases.

Viewing / Further Information

Please contact:

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VAT

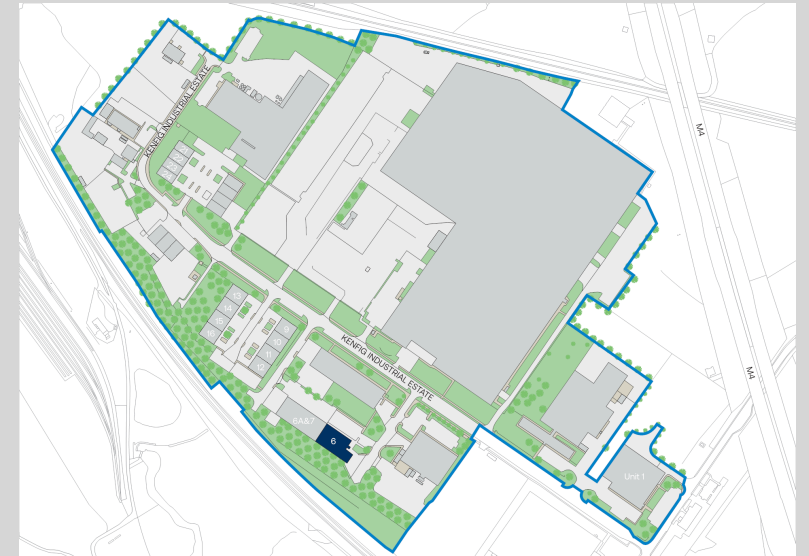
VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 6	Warehouse	10,135	Under offer
Total		10,135	