

Kenfig Industrial Estate

Port Talbot, SA13 2PE

Warehouse | 2,946 - 4,494 ft²



Office accommodation



M4 Jct 38 - 1.5 miles



Roller shutters



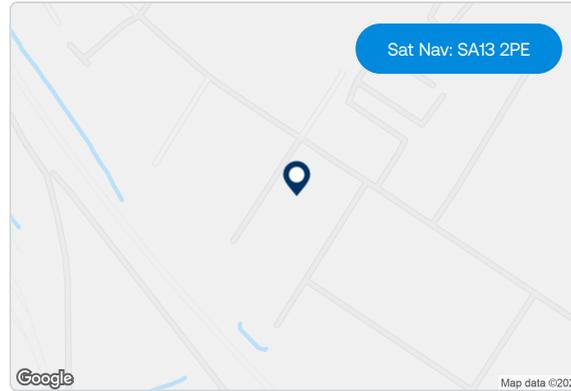
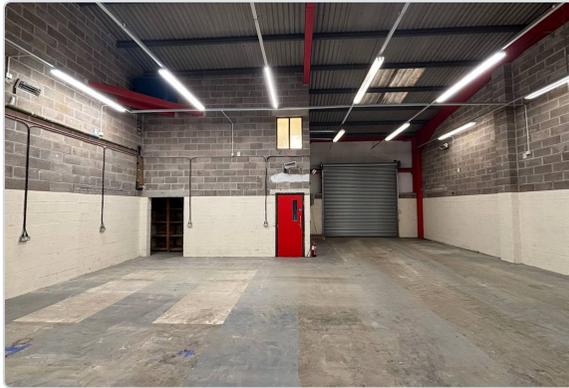
Minimum eaves 3.5 m



Three phase power

Available to Let





Description

Unit 12 is an end terrace unit featuring a side fenced and gated compound of approximately 0.16 acres. The exterior includes additional car parking and loading space at the front. Constructed with a steel portal frame, the unit offers access through a single-level roller shutter door measuring 3.5 m wide by 3.5 m high, alongside a separate pedestrian entrance. Inside, the unit includes W/C and welfare facilities, plus an open-plan office on the first floor spanning around 377 sq ft. The eaves height ranges from a minimum of 3.7 m to a maximum of 6 m.

Unit 22 is a mid-terraced steel portal frame unit featuring a two-storey integral office. It has a level roller shutter loading door with a height of 3.5 m and width of 3.8 m. The unit benefits from forecourt loading and car parking areas, with eaves heights ranging from a minimum of 3.5 m to a maximum of 5.95 m.

Location

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, Greenham 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.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
12	Warehouse	4,494	Coming soon	POA
22	Warehouse	2,946	Immediately	1,905
Total		7,440		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

Further information

EPC

Unit 12: D
Unit 22: E

Rent

Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms

Available on new full repairing and insuring leases.

Legal costs

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

[Book a viewing](#)

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