

# Kenfig Industrial Estate

Kenfig Port Talbot SA13 2PE

Warehouse | 4,494 ft<sup>2</sup>



Office accommodation



M4 Jct 38 - 1.5 miles



Roller shutters



Minimum eaves 3.5 m



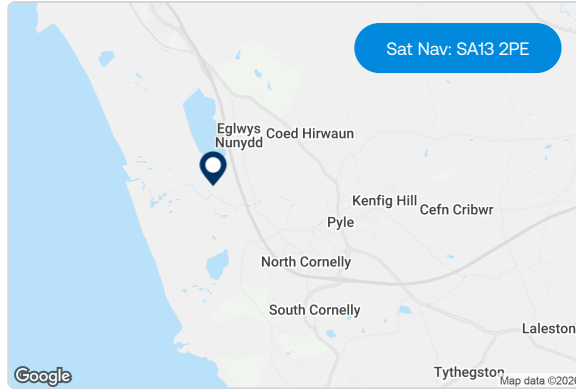
Three phase power



0.16 acres gated yard

Coming soon





## 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 WC 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.

## 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
12	Warehouse	4,494	Coming soon
Total		4,494	

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

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](#)

**Scott Jones**  
Mileway  
walesandsouthwest@mileway.com  
0292 168 0815

**Tom Rees**  
Jenkins Best  
tom@jenkinsbest.com  
07557 161 491

**Henry Best**  
Jenkins Best  
henry@jenkinsbest.com  
07738 960 012

**Craig Jones**  
Jenkins Best  
craig@jenkinsbest.com  
02920 340 033

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.

**Mileway**