

Unit 3 South Wales Distribution Centre

Kenfig Industrial Estate,
Port Talbot, SA13 2PE

Industrial/Warehouse with large secure yard
Available to let | 96,970 sq ft (9,008 sq m)





Industrial/ Warehouse with large secure yard

End terraced industrial / warehouse unit of a steel portal frame construction offering clear open space with minimum eaves height of 6.1 m. Benefits from 7 level access doors, 5 to the side and 2 to the front elevation. Externally, there is a 1.49 acres secure fenced yard

Occupiers on the estate include Amazon and Bunzl Greenhams.

Industrial Warehouse Unit

96,970 sq ft (9,008 sq m)



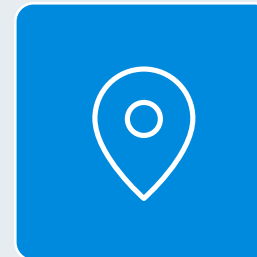
7 Level access doors



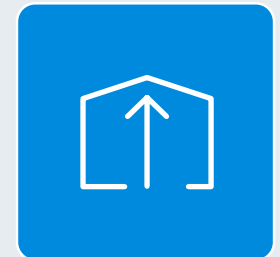
Securely fenced yard



On site parking



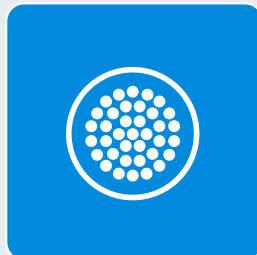
Cost effective location



Minimum eaves height 6.1m



Close to M4 Jct 37 & 38



Low Energy LED Lighting



EPC - B rated



1.49 acres secure fenced yard

Site plan & accommodation

Unit	Property Type	(Sq Ft)	(Sq m)	Availability
Unit 3	Warehouse	96,970	9,008	Q3 2026
Total	-	96,970	9,008	-



Scan QR code
to watch video

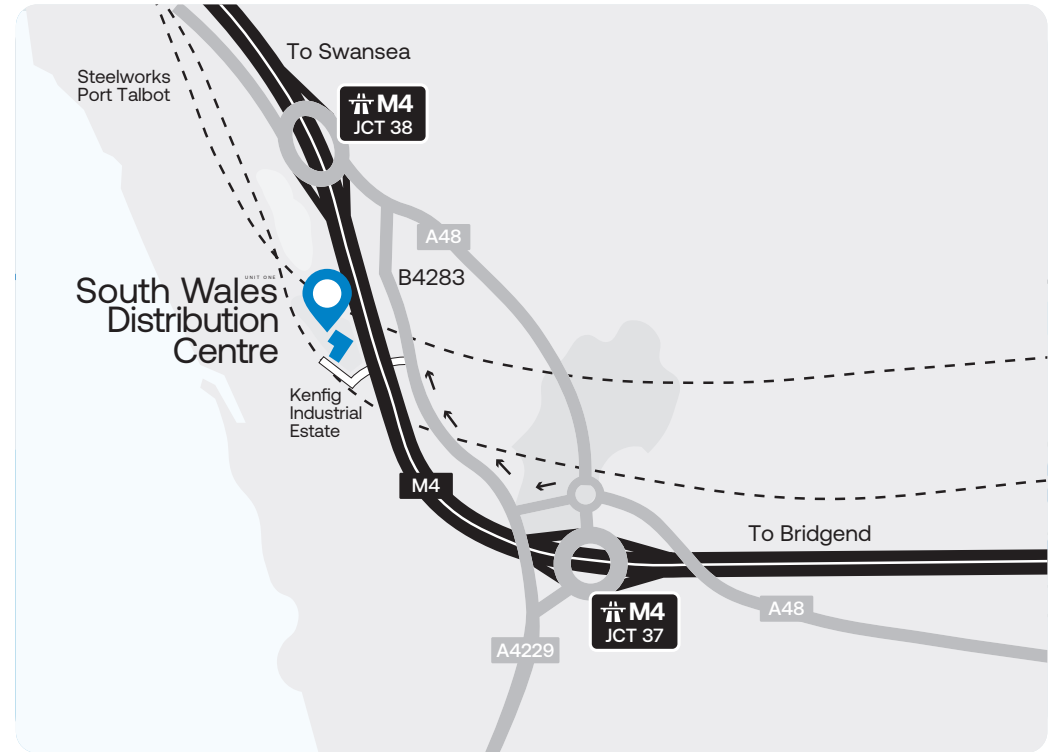




Location



South Wales Distribution Centre 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. 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).



By Road

M4 (38) - 1.5 Miles, M4 (37) - 3.5 Miles, Cardiff - 30 Miles, Swansea - 14 Miles



By Rail

Port Talbot Parkway - 6.5 Miles



By Air

Cardiff Airport - 28 Miles

Travel times

Cities

Cardiff 25 miles

Newport 30 miles

Swansea 37 miles

Port Talbot 35 miles

By Train

Rhymney 1.3 miles

Cardiff 35 miles

By Air

Cardiff Airport 38 miles

Bristol Airport 67 miles

Birmingham Airport 111 miles

Motorways

A465 Heads of the Valleys Road 1 mile

A470 6 miles

A40 15.5 miles

M4 37.5 miles

M5 55.5 miles



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[Book a viewing](#)

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Further information:

EPC

EPC rating: B (50)

VAT

VAT will be payable where applicable.

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.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

Services

We understand that the property benefits from all mains services including power, water, gas and drainage. Occupiers are advised to make their own enquiries to establish condition, capacity and connectivity.

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