

For Sale

Modern industrial complex

Units 3 & 3A

Kenfig Industrial Estate

Port Talbot, SA13 2PE



Industrial units on a site of circa 18 acres

Unit 3 9,442 sq m (101,633 sq ft)

Unit 3A 8,979 sq m (96,648 sq ft)

Location

Kenfig Industrial Estate (SA13 2PE) is an established estate located adjacent to the M4 Motorway and in close proximity to Bridgend, to the east, and Swansea to the west. Access to Junction 37 is via the A4229 and B4283, 3.5 miles to the east, and Junction 38 via the B4283 some 1.5 miles to the west.

Occupiers within the estate include Matilda's Planet, Bunzl and RPC Tedeco.

Description

Unit 3

- Detached industrial / warehouse unit
- Steel portal frame constructed in 3 bays
- Minimum height of 5.8 m
- 6 dock levellers
- Secure yard / loading area
- Two storey office / ancillary accommodation
- Staff canteen
- Air conditioned meeting room / showroom

Unit 3A

- Detached industrial / warehouse unit
- Steel portal frame constructed in 3 bays
- Minimum height of 5.2 m
- 6 dock levellers
- 2 level access doors
- Trailer parking area
- Two storey office / ancillary accommodation
- Staff canteen

In addition this building benefits from a detached unit which benefits from the following:

- Minimum height of 8m
- Level access loading door
- 10 tonne gantry crane
- Small office / WC

Accommodation

Unit 3

Warehouse	7,826.55 sq m	84,247 sq ft
Loading Bay	145.91 sq m	1,571 sq ft
Warehouse Office / Ancillary	324.72 sq m	3,495 sq ft
GF Office / Showroom	553.22 sq m	5,955 sq ft
FF Office / Ancillary	591.24 sq m	6,364 sq ft
	9,441.65 sq m	101,633 sq ft

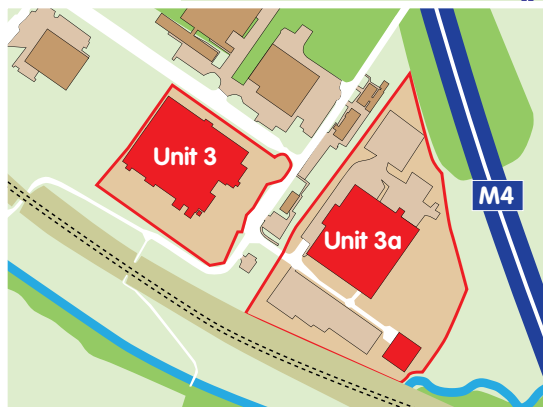
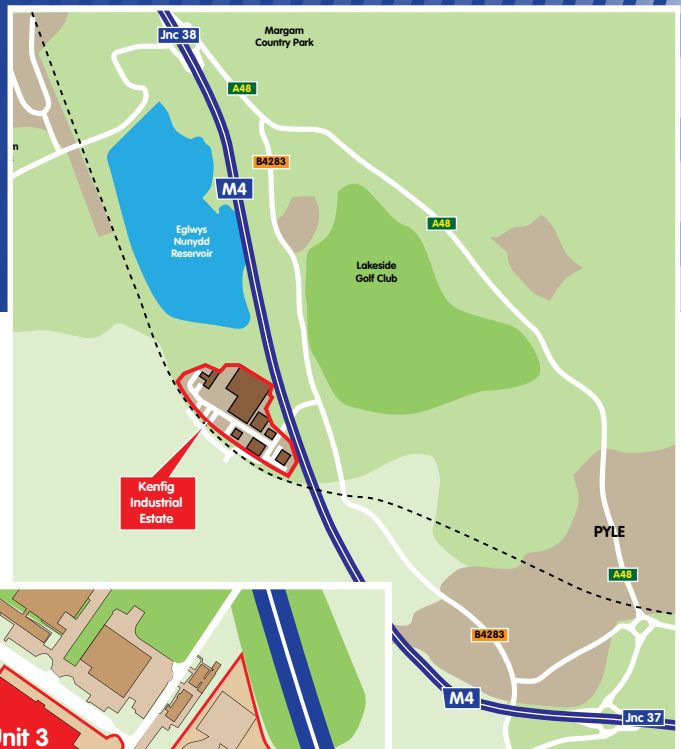
On a self contained site of circa 8 acres

Unit 3A

Warehouse	7,352.62 sq m	79,146 sq ft
Loading Bay	79.90 sq m	860 sq ft
Stores	34.82 sq m	375 sq ft
GF Office / Ancillary	324.22 sq m	3,490 sq ft
FF Office / Ancillary	305.12 sq m	3,284 sq ft

In addition there is a self contained warehouse of 881.89 sq m (9,493 sq ft).

On a self contained site of circa 10 acres.



Plans are for identification purposes only. Not to scale.

Business Rates

The Valuation Office Website states the Business Rates as:

Unit 3 Facility and premises = £224,000 (2010 List)

Unit 3A Facility and premises = £195,000 (2010 List)

Tenure

Freehold with vacant possession.

The units are available individually or combined.

Terms

On application.

VAT

VAT will be charged in addition to the sale price.

Legal Costs

Both parties to bear their own legal costs incurred in the transaction.

Contact

For further information or to arrange an inspection please contact the sole agents DTZ.



Contact:

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