

**TO LET.**

**Knight  
Frank**

**85,978 sq ft (7,988 sqm).**

**Detached Industrial / Production unit.**

**Heol y Ddraig, Penllergaer Business Park, Swansea, SA4 9HL.**

## Location.

The property is located on Penllergaer Business Park which is easily accessible from Junction 46 and 47 of the M4 Motorway.

The surrounding area consists of warehouse, office and residential homes. Notable occupiers include Welsh Government, Persimmon and Cosgrove.

## Description.

The property comprises a detached / Industrial production unit of steel portal frame and arranged over two bays. The side elevations and pitched roof are of insulated metal cladding. The production area is currently fitted out for the occupier but offers a minimum height of 6m and benefits from a mixture of level access and tailgate loading.

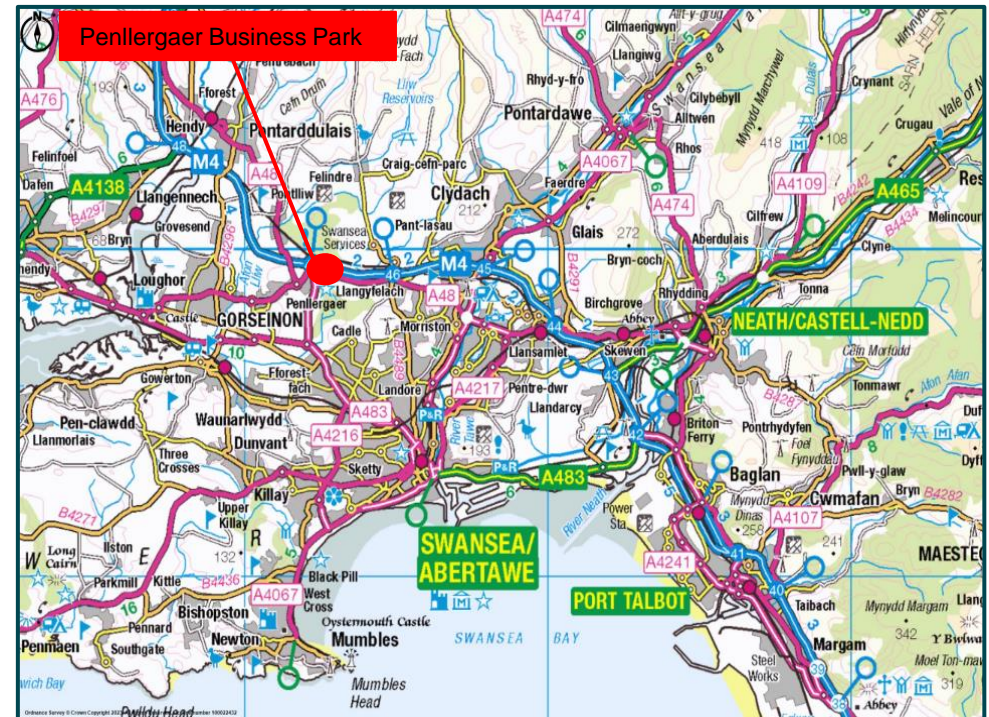
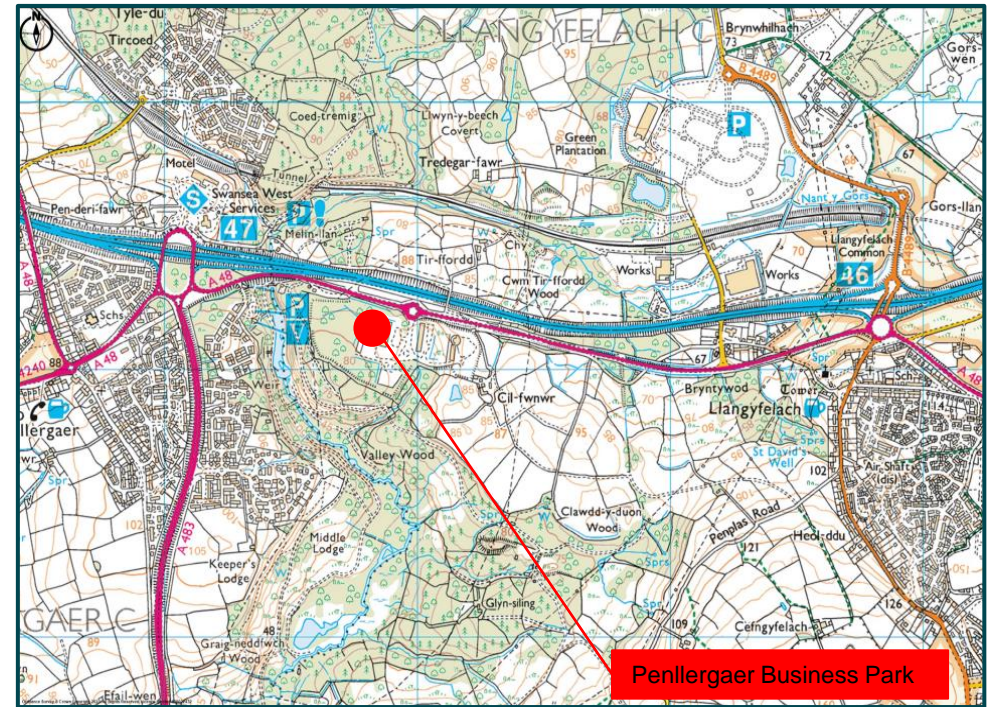
Front of the property is a single story office / ancillary accommodation that offers cellular and open plan space with toilet facilities and kitchen.

There is a separate staff and visitors car parking area.

## Accommodation.

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

Approx. GEA	Sq Ft	Sq M
Ground floor offices / Staff canteen	18,525	1723
Production / Clean room	47,709	4,525
Production offices	966	90
Plant room	2,701	250
Warehouse	15,077	1,400
<b>TOTAL</b>	<b>85,978</b>	<b>7,988</b>





## Services.

The property benefits from all main services. Interested parties are advised to make their own enquiries with the relevant utility provider.

## Rental Terms.

The property is available on a new Full Repairing and Insuring Lease from April 2024.

## Quoting Rental.

Rent on application

## EPC.

Energy Performance Certificate Asset Rating 'C' (69).

A copy of the certificate is available upon request.

## Rateable Value.

Use Type– £307,500 (2023 List)

Rates payable - £164,513

## AML.

A successful bidder will be required to provide the usual information to satisfy the Anti-Money Laundering requirements when Heads of Terms are agreed.

## VAT.

VAT will be payable on the rent.





Web listing – [www.junction46.uk](http://www.junction46.uk)

# Contact.

For further information, or to arrange a viewing, please contact the joint agents.  
Matt Jones at Fletcher Morgan.



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## OCTOBER 2023- SUBJECT TO CONTRACT

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Particulars dated October 2023. Photographs dated October 2023.

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