



TO LET

**PORT TALBOT BUSINESS UNITS
ADDISON ROAD
PORT TALBOT
SA12 6HZ**

- Self contained warehouse and office accommodation
- Includes WC facilities and on-site security
- Flexible lease terms
- Communal yard space with parking
- EPC Band: TBC

RENT – ON APPLICATION

LOCATION

Port Talbot is located 39 miles west of Cardiff and 11 miles east of Swansea. The Port Talbot Business Units at Afan Way are located 1 mile from Junction 41 of the M4.

DESCRIPTION

The Estate offers clean and refurbished workshop and office units with communal yard space and parking. Further benefits to include communal WC facilities and on-site security.

ACCOMMODATION

There are a range of workshop and office units available from 190 sq ft (17.65 sq m) to 1,020 sq ft (94.76 sq m). A list of available units is available upon request.

SERVICES

We have not tested any of the service installations and prospective occupiers must satisfy themselves independently as to the state and condition of such items prior to the transaction completing.

TERMS

The units are available to let on flexible "easy in, easy out" terms.

RENT

On Application

BUSINESS RATES

We understand that the property benefits from Welsh Government Rates Relief for small businesses. All enquiries regarding this should be made to the local authority.

VAT

All figures quoted are exclusive of Value Added Tax (VAT). Any interested party should satisfy themselves as to the incidence of VAT in respect of any transaction.

ARRANGE A VIEWING

Strictly by appointment with the sole agents:

Brinsons
Eastgate
Market Street
Caerphilly
CF83 1NX

Tel: 02920 867711

Joshua Isaac – joshua.isaac@brinsons.co.uk

Trevor Isaac – trevor.isaac@brinsons.co.uk

SUBJECT TO CONTRACT AND AVAILABILITY

JUN24/1659

**IMPORTANT NOTICE**

All measurements are approximate and for illustrative purposes only, photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on the basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

Brinsons Ltd for themselves and for the vendors or lessors of this property whose agents we are, given notice that's (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract and should not be incorporated into a contract; (ii) no person in the employment of Brinsons Ltd has any authority to make or give representation or warranty whatever in relation to this property and no prospective purchaser should rely on any statement as being either a representation or warranty.

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BRINSONS CHARTERED SURVEYORS & ESTATE AGENTS



rightmove

ESTABLISHED 1900

'Eastgate' Market Street
Caerphilly CF83 1NX

T. 02920 867711

E. caerphilly@brinsons.co.uk

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