

UNIT 2B

South Wales Distribution Centre Kenfig Industrial Estate Port Talbot, SA13 2PE

Industrial warehouse unit
77,538 sq ft (7,203 sq m)



Close to M4
Junctions 37 & 38



On Site Car Parking



Securely Fenced Yard



Cost Effective Location



Minimum eaves
height 6.1 metres



4 Level Access Doors

South Wales Distribution Centre

Industrial Warehouse Unit
77,538 sq ft (7,203 sq m)
- Available To Let

Location

South Wales Distribution Centre is located between Cardiff and Swansea on the established Kenfig Industrial Estate. The site is visible from the M4 Motorway which is adjacent to the estate.

Occupiers on the estate include Amazon, Bunzl Greenhams 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).

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.

Description

Mid terraced industrial / warehouse unit offering clear open space with minimum eaves height of 6.1 m. Benefits from 4 level access doors opening on to a securely fenced yard.

Services

Three phase electricity, water and mains drainage are available but interested parties are advised to make their own enquiries.

Service Charge

The ingoing tenant will be responsible for repayment of a proportion of the cost in the maintenance and upkeep of common parts of the estate.

Rateable Value

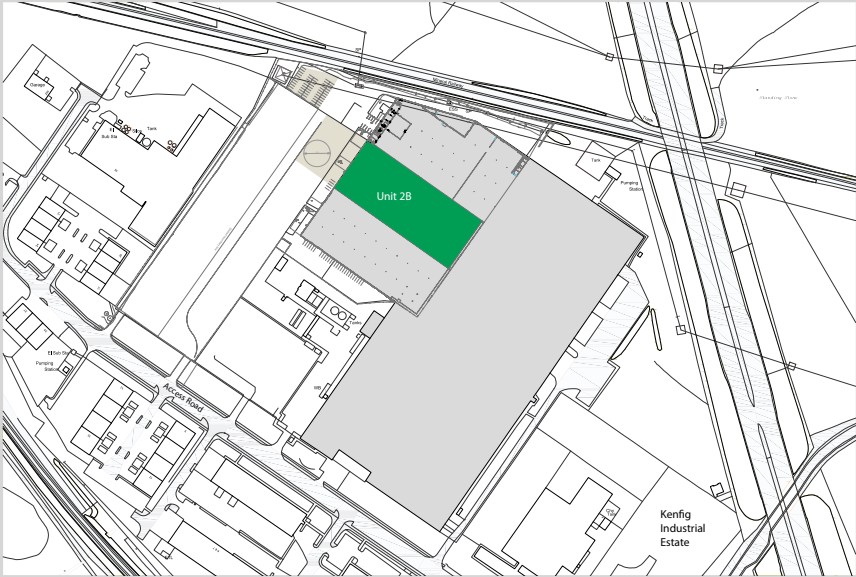
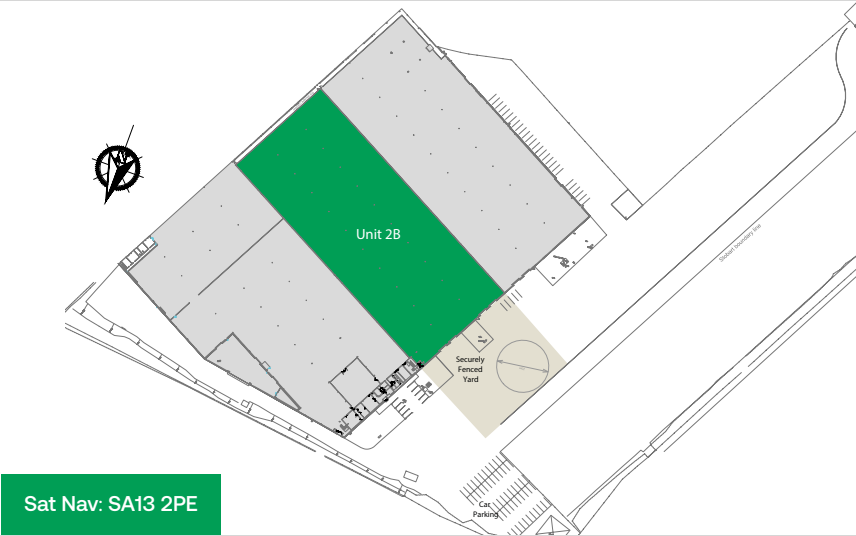
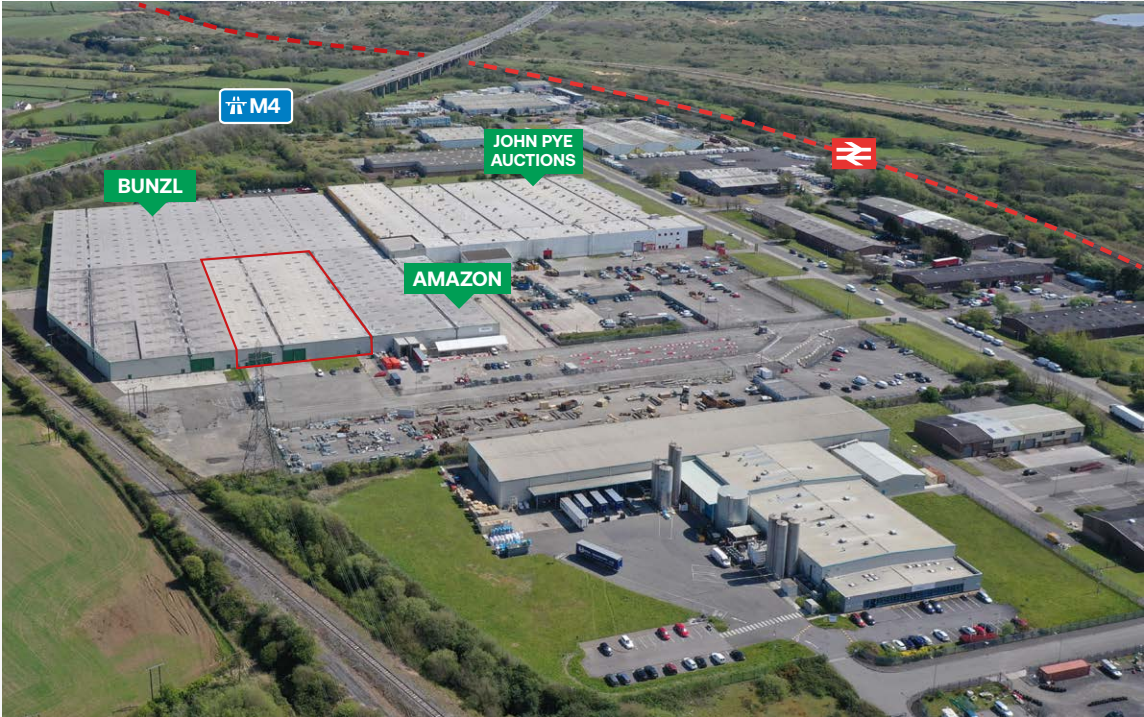
Warehouse & Premises
£142,000 (2017 List).

EPC

The unit has an EPC Rating of C(56).
A full certificate and recommendations is available upon request.

VAT

VAT is to be charged on all payments.



Accommodation

Unit	sq m (GIA)	sq ft (GIA)	Eaves height
2B	7,203 sq m	77,538 sq ft	6.1m

South Wales Distribution Centre

Kenfig Industrial Estate, Port Talbot SA13 2PE

Terms

The unit is available on a new FRI lease for a term to be agreed.

Quoting Rent

£3.95 per sq ft (exclusive)

Viewing / Further Information



Neil Francis
M +44 (0)7766 511 983
neil.francis@knightfrank.com

Tom Griffiths
M +44 (0)7870 861 077
tom.griffiths@knightfrank.com



Anthony Jenkins
M +44 (0)7768 233919
anthony@jenkinsbest.com

Henry Best
M +44 (0)7738 960012
henry@jenkinsbest.com

Mileway

James Nicholas
M +44 (0)7973 226 802
T +44 (0)29 2168 0812
James.Nicholas@mileway.com

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