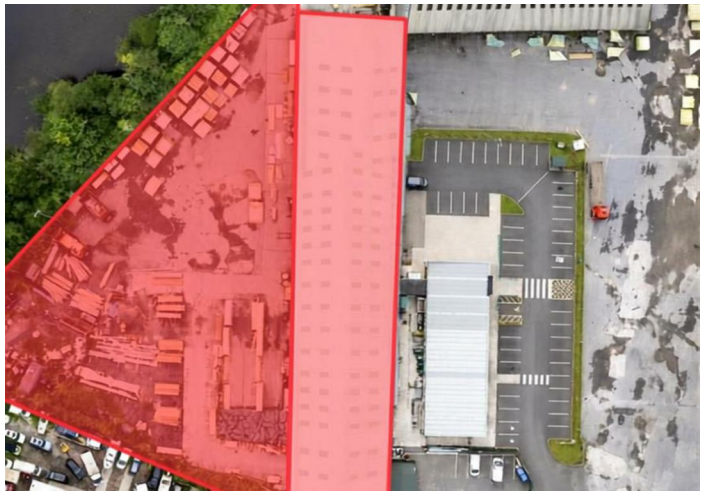


Players Industrial Estate, Swansea, SA6 5BQ
£136,750 Per Annum

DBK
ESTATE AGENTS







Available to rent from October 2026, this substantial commercial warehouse and yard facility provides approximately 21,041 sq. ft. (1,954 sq. m.) of versatile accommodation, offering an excellent opportunity for businesses seeking generous warehouse space together with significant external yard provision.

The premises comprises a steel-framed warehouse with practical roller shutter access, providing straightforward loading and servicing capabilities. Internally, the premises benefit from dedicated office accommodation, together with kitchen and WC facilities.

A key feature of the property is the substantial yard area, providing valuable external space for vehicle movements, loading, deliveries and ancillary storage, subject to the permitted use and lease terms. The overall configuration lends itself to a variety of commercial, industrial, storage and distribution occupiers, subject to any necessary consents.

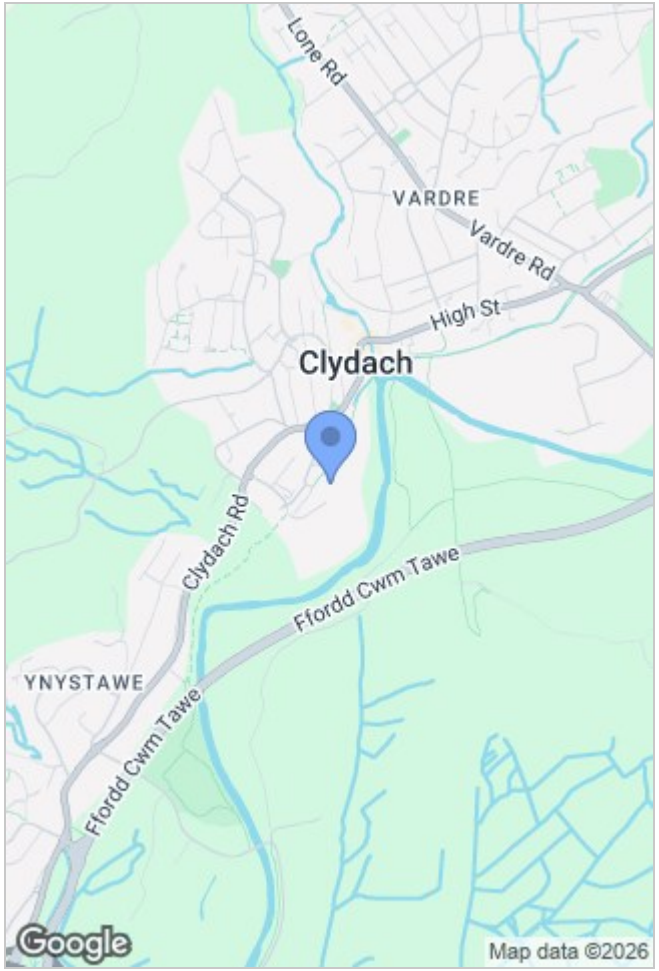
The premises are available at a rent of £136,750 per annum plus VAT and will be offered on a new Full Repairing and Insuring (FRI) lease, with the length and terms to be mutually agreed between the parties.

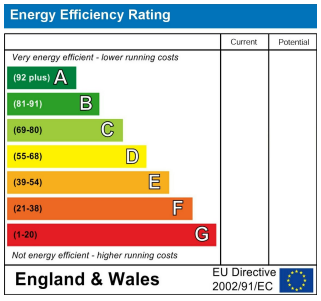
Accommodation: Approx. 21,041 sq. ft. / 1,954 sq. m.
Rent: £100,000 per annum plus VAT
Availability: From October 2026
Lease: New FRI lease – terms to be agreed
EPC: D (92)

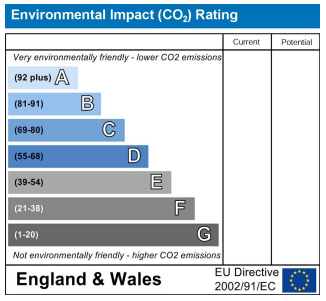
Interested parties are advised to make their own enquiries regarding business rates, planning/use class, services and VAT, and to satisfy themselves as to the suitability of the premises for their intended use.

Key Features

- **Commercial Warehouse with Substantial Yard Space**
- **Available to Rent from October 2026**
- **Circa 21,041 sq ft - 1,954 Sq.M**
- **Steel-framed Warehouse with Roller Shutter Access**
- **Internal Offices**
- **Kitchen + WC Facilities**
- **Rent - £136,750 per annum plus VAT**
- **Available on a new Full Repairing and Insuring (FRI) lease, with terms to be mutually agreed**
- **EPC Rating : D - 92**
- **Situated off A4067 with Easy Access of the M4**







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