Mileway

Unit 12 Kenfig Industrial Estate

Port Talbot, SA13 2PE

Warehouse | 4,494 ft^2

- Office accommodation
- M4 Jct 38 - 1.5 miles
- Roller shutters
- Minimum eaves 3.5 m
- Three phase power
- 0.16 acres gated yard

Location & Connections

Kenfig Industrial Estate is located between Swansea and Cardiff. The site is visible from the M4 Motorway which is adjacent to the estate. Occupiers on the estate include Amazon, Greenham 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). Kenfig Industrial Estate 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

Unit 12 is an end terrace unit featuring a side fenced and gated compound of approximately 0.16 acres. The exterior includes additional car parking and loading space at the front. Constructed with a steel portal frame, the unit offers access through a single-level roller shutter door measuring 3.5 m wide by 3.5 m high, alongside a separate pedestrian entrance. Inside, the unit includes WC and welfare facilities, plus an open-plan office on the first floor spanning around 377 sq ft. The eaves height ranges from a minimum of 3.7 m to a maximum of 6 m.

Further information

EPC
Unit 12: E

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
12	Warehouse	4,494	Under offer	3,250
Total		4,494		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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