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Unit 3 South Wales Distribution Centre

Kenfig Industrial Estate,
Port Talbot, SA13 2PE

Industrial/Warehouse with large secure yard
Available to let | 96,970 sq ft (9,008 sq m)

CGI for reference purposes only.

Industrial/ Warehouse with large secure yard

End terraced industrial / warehouse unit of a steel portal frame construction offering clear open space with minimum eaves height of 6.1 m. Benefits from 7 level access doors, 5 to the side and 2 to the front elevation. Externally, there is a 1.49 acres secure fenced yard

Occupiers on the estate include Amazon and Bunzl Greenhams.

Industrial Warehouse Unit

96,970 sq ft (9,008 sq m)

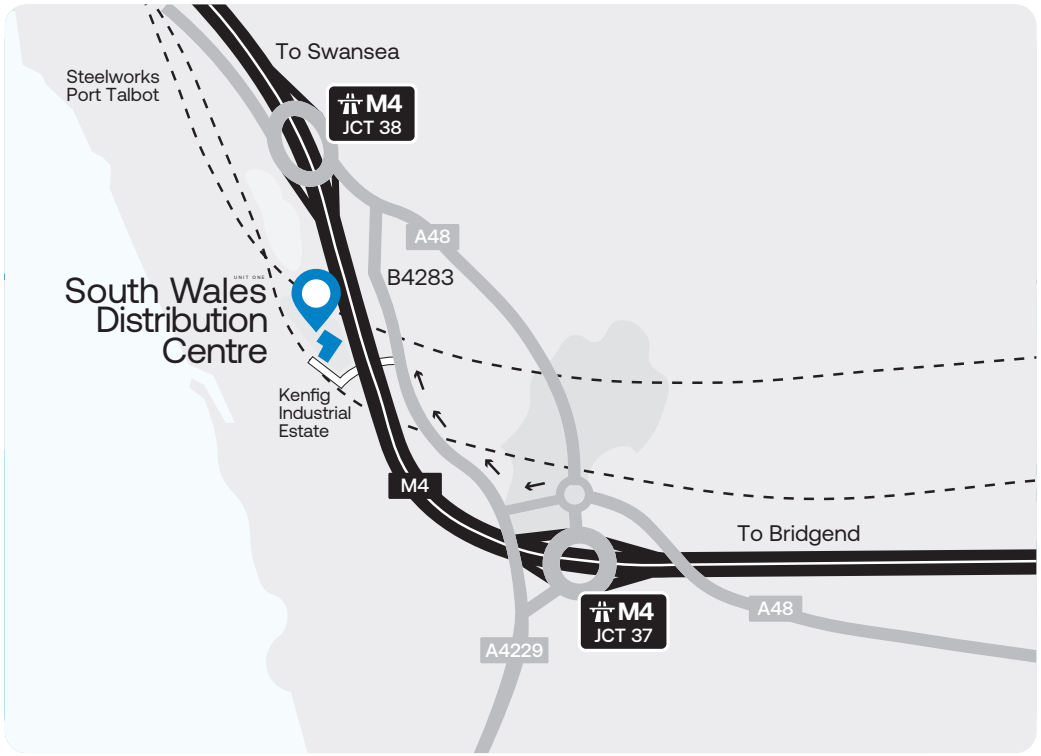
- 7 Level access doors
- Securely fenced yard
- On site parking
- Cost effective location
- Minimum eaves height 6.1m
- Close to M4 Jct 37 & 38
- Low Enery LED Lighting
- EPC - B rated
- 1.49 acres secure fenced yard

Site plan & accommodation

Unit	Property Type	(Sq Ft)	(Sq m)	Availability
Unit 3	Warehouse	96,970	9,008	Q3 2026
Total	-	**96,970**	**9,008**	-

Scan QR code
to watch video

Location



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. 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).

By Road
M4 (38) - 1.5 Miles, M4 (37) - 3.5 Miles, Cardiff - 30 Miles, Swansea - 14 Miles

By Rail
Port Talbot Parkway - 6.5 Miles

By Air
Cardiff Airport) - 28 Miles

Travel times

Cities	Distance
Cardiff	25 miles
Newport	30 miles
Swansea	37 miles
Port Talbot	35 miles

By Train	Distance
Rhymney	1.3 miles
Cardiff	35 miles

By Air	Distance
Cardiff Airport	38 miles
Bristol Airport	67miles
Birmingham Airport	111 miles

Motorways	Distance
A465 Heads of the Valleys Road	1 mile
A470	6 miles
A40	15.5 miles
M4	37.5 miles
M5	55.5 miles

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Book a viewing

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Further information:

EPC
EPC rating: B (50)

VAT
VAT will be payable where applicable.

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.

Anti-Money Laundering Regulations
Anti-Money Laundering Regulations In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

Services
We understand that the property benefits from all mains services including power, water, gas and drainage. Occupiers are advised to make their own enquiries to establish condition, capacity and connectivity.

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