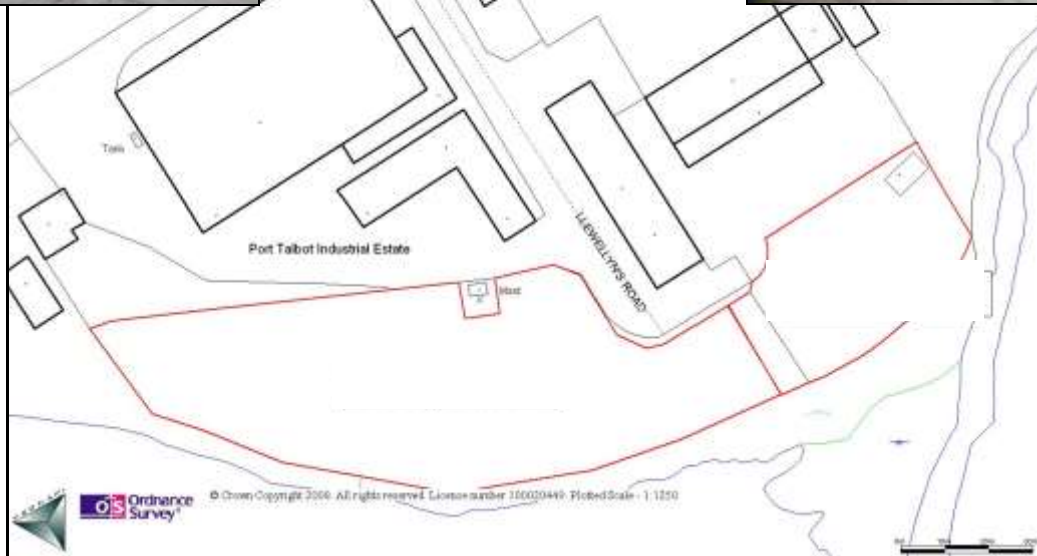


## TO LET

### COMPOUND 12, LLEWELLYN'S QUAY, PORT TALBOT, SA13 1RF

Secure Storage Compound



- **Secure Palisade Fenced Compound**
- **Site Of 0.66 ha. (1.6 ac.) – could be split**
  - **Good Access To J.39 M4**
  - **Flexible Lease Terms Available**

## Location (SA13 1RF)

The subject property is prominently situated within Llewellyns Quay, a mixed use development to the south-east of Port Talbot town centre.

It is strategically placed very close to the major Tata Steelworks in the town, and access to the area has been greatly enhanced by the construction of Harbour Way, the dual carriageway linking Llewellyns Quay with J.39 of the M4.



## Description

The property offers approximately 1.6 ac. (0.66 ha.) of fenced yard / open storage land.

The compound has a hard-cored surface and has been secured with palisade fencing.

The compound has the potential to be split.

There is also a variety of additional accommodation that is potentially available on the estate including Unit 13 adjacent which comprises a detached unit of c.23,500 sq.ft. which can be combined with this compound.



## Accommodation (Gross Internal Areas)

Compound Of 1.6 ac. (0.66 ha.)

## Mains Services

Mains services are available within the vicinity which includes electricity and water.

**SUBJECT TO CONTRACT – JULY 2019**

## Tenure

The compound is available to let on a new lease, for a term to be agreed.

## Service Charge

There is an Estate service charge to cover the cost of maintaining the private roadway which runs through the entire estate.

## Quoting Rent

The compound is available at a rent of £24,000 per annum.

## VAT

All figures quoted are exclusive of VAT.

## Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.



## Business Assistance

For further advice for businesses please contact the Economic Development Unit at Neath Port Talbot Borough Council on **(01639) 686 385**.

Additional assistance may also be available from the Welsh Assembly Government (Flexible Support for Business) on **03000 60 3000**

## Viewing

For further information or to arrange an inspection please contact the sole letting agents:



**Michael Bruce MRICS:**

Mobile: 07920 144 603

[michael@dlpsurveyors.co.uk](mailto:michael@dlpsurveyors.co.uk)

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