

UNIT 3 KENFIG INDUSTRIAL ESTATE

MARGAM | PORT TALBOT | SA13 2PE

**HUNT &
THORNE**

CHARTERED SURVEYORS



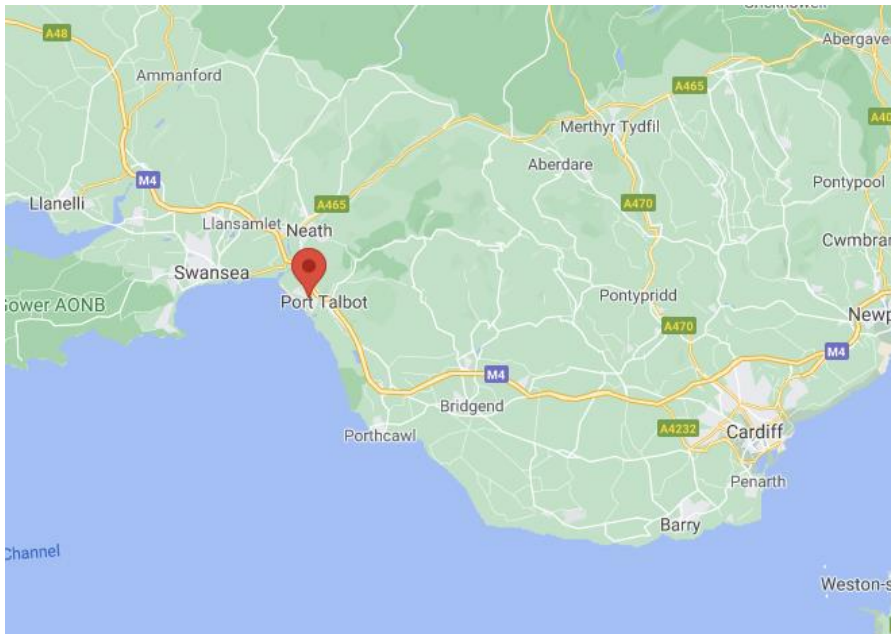
**INDUSTRIAL WAREHOUSE
TO LET/FOR SALE**

- DETACHED WAREHOUSE
- ESTABLISHED INDUSTRIAL LOCATION CLOSE TO J38 M4
- 9,828 SQ M (105,791 SQ FT)
- ON A SITE OF 5.1 ACRES (2.06 HA)
- HIGH OFFICE CONTENT
- SIX TAILBOARD LOADING DOORS
- LARGE TARMACADAM SURFACED YARD AREA
- MIN EAVES 4.68M, MAX EAVES 7.21 M

LOCATION

Kenfig Industrial Estate is an established industrial location adjacent to the M4 motorway and in close proximity to both Bridgend and Port Talbot. Swansea is located approx 15 miles west and Cardiff approx 28 miles east. The estate is accessed from the M4 via the A4229 and B4283 from J37, 3.5 miles and J38, 1.5 miles.

Prominent occupiers in the immediate vicinity include John Pye Auctions, Michton, Solo Laundry Services, Amazon and Bunzi Greenhams.



DESCRIPTION

The property comprises of a tripple pitch, steel portal frame main building, with front single storey and two storey flat roof offices and staff accommodation. Staff car parking exists to the front of the building, together with a corner and side yard area, leading to 4 tailboard loading doors to the front elevation, two tailboard doors and other ground level doors to the side elevation. The warehouse / production accommodation is split into 6 bays.

The building occupies a site of approximately 5.1 acres (2.06ha)

ACCOMMODATION

Ground Floor Showroom & offices:	1,425.84 sq m	15,347 sq ft
First Floor Offices	594.60 sq m	6,400 sq ft
Ground Floor Warehouse/Production	7,808.00 sq m	84,045 sq ft
Total:	9,828 sq m	105,792 sq ft

Lower eaves warehouse has min eaves of 4.68 m with max of 7.21 m

High eaves warehouse has min eaves of 6.03m with max of 7.24 m

RATEABLE VALUE

£180,000

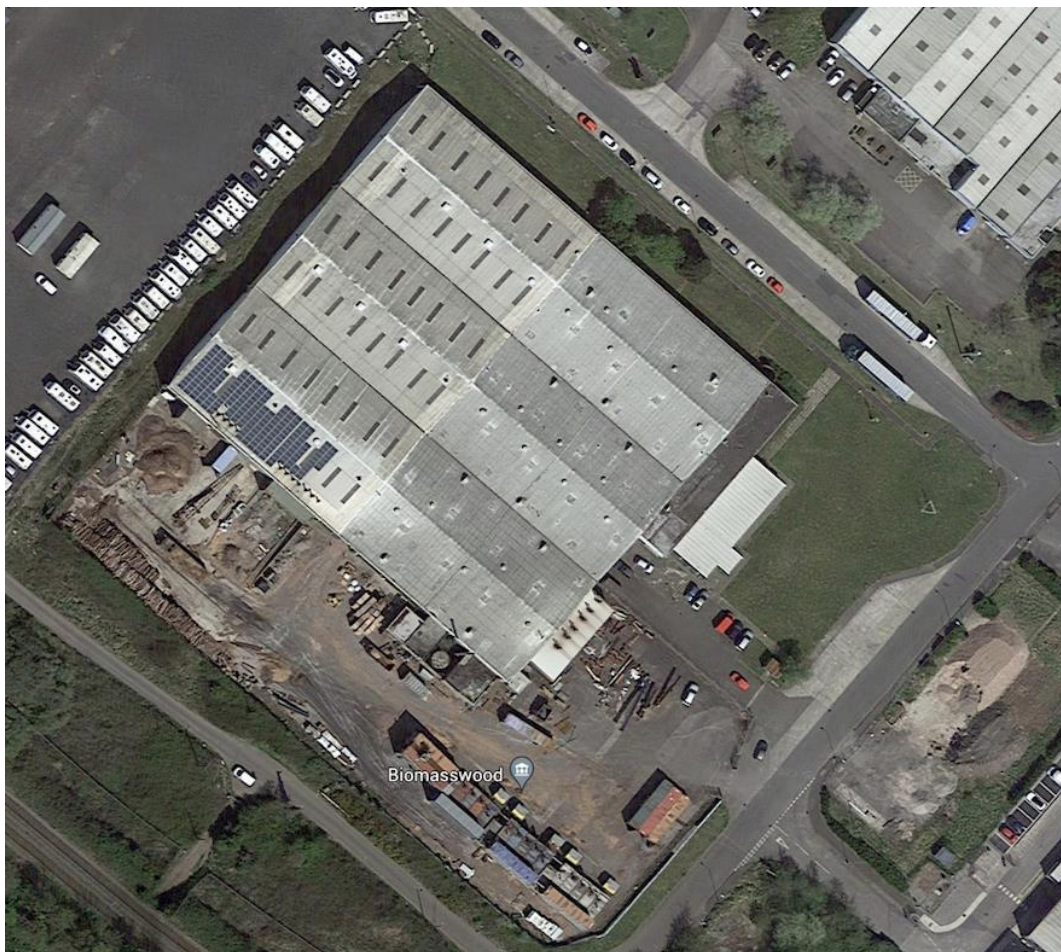
(effective 1 April 2017)

UBR for Wales 2021/22 is 53.5p in the £

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite 3, First Floor Copper Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9FG

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LEASE TERMS

The client is looking to let the property on a new FRI lease, subject to condition, for a minimum term of 10 years.

Asking Rent: **£476,100pax**

ASKING PRICE

Alternatively, our client would consider a sale of the Freehold interest in the property:

Offers in the region of **£4,950,000**

This reflects a capital rate of £46.79 per sq ft

EPC

To be provided.

VAT

Our client reserves the right to charge vat on all payments.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole agents, Hunt & Thorne Chartered Surveyors.

JASON THORNE

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07387 188482

December 2022

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