# UNIT 10 LLWYN Y GRAIG

GARNGOCH IND EST I PENLLERGAER I SWANSEA I SA4 9WG

HUNT & THORNE
CHARTERED SURVEYORS

## TRADE COUNTER/WAREHOUSE

# TO LET

- MODERN TRADE COUNTER/WAREHOUSE PREMISES
- SECURE YARD/COMPOUND
- CLOSE TO JCT 47 M4
- ESTABLISHED COMMERCIAL LOCATION
- 490 SQ M (5,277 SQ FT)
- RENT £40,000PAX

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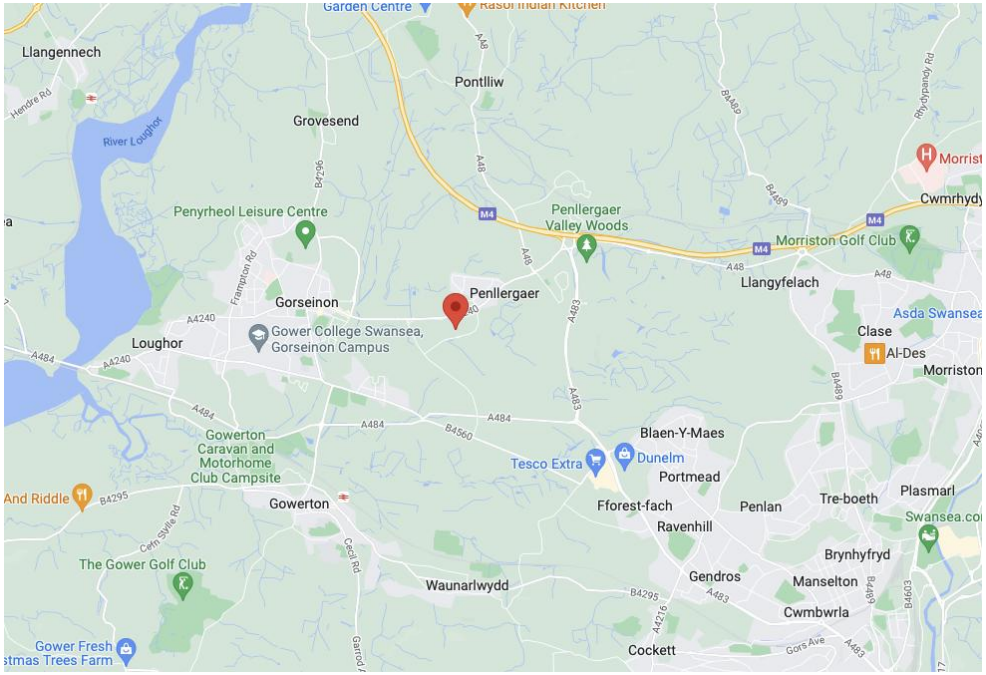
## LOCATION

The property is located on the upper part of Garngoch Industrial Estate, at Llwyn Y Graig, accessed off Phoenix Way. Prominent occupiers include Homestore, Royal Mail, Securahome, Arthur Llewelyn Jenkins, M&P Motorcycle, Euro Car Parts and Lidl. J47 of the M4 motorway is located just 1.5 miles from the premises.




## DESCRIPTION

A terrace industrial unit, originally developed by the WDA. The building has breeze block and alloy clad elevations, beneath an alloy clad roof. Forecourt car parking is provided to the front of the property, together with a yard area to the rear.

- Minimum eaves 5.00 m
- Maximum eaves 8.00 m

## ACCOMMODATION

The property benefits from a lobby entrance, office and staff accommodation, together with an open warehouse area:

| | | |
|---|---|---|
| Ground Floor | 490.20 sq m | 5,277 sq ft |
| Mez Store | 58.15 sq m | 626 sq ft |

## RATEABLE VALUE

We have been informed via an enquiry on Valuation Office website, that the rateable value is £23,250.

UBR for Wales 2025/26 is 56.8p in the £.

Interested parties are advised to verify this information.



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**LEASE TERMS**
The property is available on a new lease on terms to be agreed.

**SERVICE CHARGE & BUILDING INSURANCE**
No service charge is currently charged, but the landlord reserves the right to charge for the inner access road. The landlord insurers and recovers the premium cost from the tenant.

**RENT**
£40,000pax (plus VAT)

**EPC**
To be provided.

**VAT**
VAT is payable in addition on all payments

**LEGAL COSTS**
Each party to pay their own legal costs on this transaction.

**FURTHER INFORMATION**
For further information or to arrange a viewing, please contact Hunt & Thorne Chartered Surveyors.

**JASON THORNE**
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07387 188482

**WILL HUNT**
will@huntandthorne.com
07557 090164

May 2025



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