UNIT 2 TWK BUSINESS HUB

PENIEL GREEN ROAD | LLANSAMLET | SWANSEA

HUNT& THORNE
CHARTERED SURVEYORS

WAREHOUSE/INDUSTRIAL

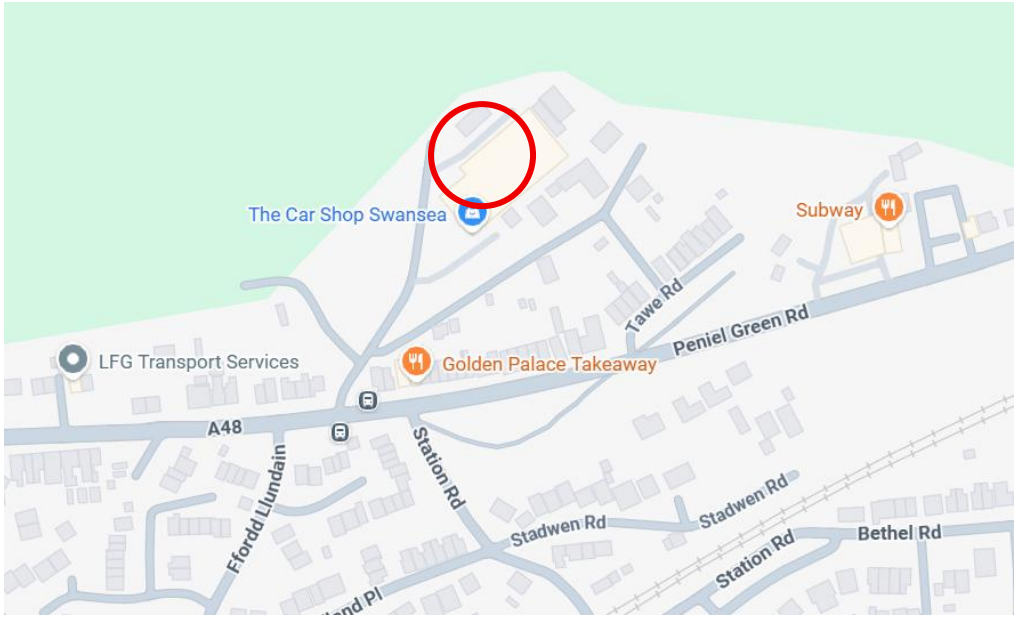
TO LET

- WAREHOUSE/MANUFACTURING UNIT
- POTENTIAL OFFICES AND YARD AREA
- GOOD ON-SITE CAR PARKING
- 616.17 SQ M (6,633 SQ FT)
- ASKING RENT £43,250 PAX

LOCATION

The warehouse/industrial unit is located within the TWK Business Hub, located off Peniel Green Road, to east of Swansea Enterprise Park, close to J44 of the M4 motorway.

Prominent occupiers in the immediate vicinity include FMC Motor Company, Texaco Petrol Station, TWK Motor Repairs, Lakeside Windows and Doors and Wagman Windows.



DESCRIPTION

A terrace industrial/warehouse unit, which is of steel portal frame clad with brick/ breeze block and alloy clad walls. The unit has a minimum eaves height of 4.5 m.

ACCOMMODATION

TOTAL:	616.17 sq m	6,633 sq ft

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VAT
All prices are quoted exclusive of VAT. Our client reserves the right to charge VAT on all payments.

RATEABLE VALUE
We have been informed via an enquiry on the Valuation Office web site that the rateable value of the property from 1st April 2026 is TBC.

UBR for Wales 2026/27 is 0.502p in the £.

LEASE TERMS
The property is available on new lease terms.

ASKING RENT
£43,250 pax.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM
A service charge is payable in relation to the maintenance of the external part of the estate. The landlord will continue to insure and recover the premium cost from the tenant.

EPC
To be provided.

ANTI MONEY LAUNDERING REGULATIONS
Regulations require checks on all prospective tenants/purchasers. Photo ID plus proof of address is required before a transaction can proceed. AML searches are outsourced to our partner Credas (Certified Digital Identity Verification Service).

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

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February 2026

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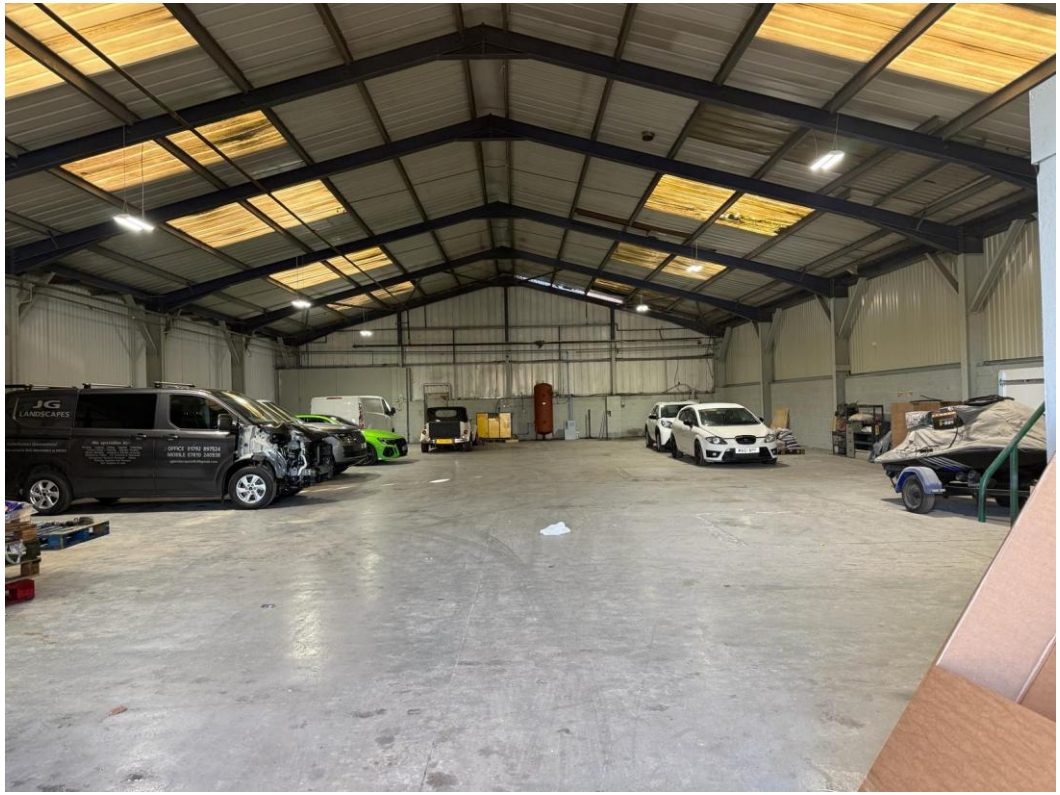

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