

1 GREEN PLACE

KENFIG INDUSTRIAL ESTATE, MARGAM, NR PORT TALBOT, SA13 2PE



TO LET

MANUFACTURING/WAREHOUSE/
DISTRIBUTION FACILITY

- ESTABLISHED COMMERCIAL LOCATION 1.5 MILES FROM JCT 38 M4
- 14 MILES EAST OF SWANSEA, 28 MILES WEST OF CARDIFF
- 30,108 SQ M (324,073 SQ FT); HIGH OFFICE CONTENT (14,015 SQ FT)
- SITE AREA TBC
- ASKING RENT - £892,000 PAX

LOCATION

The property is located on the established Kenfig Industrial Estate, which is a strategic distribution and manufacturing park, serving South West Wales. The location is home to Amazon, Wernick Modular Buildings, Greenhams and Roche Transport.

The estate has become a more strategic distribution location, since road improvements were undertaken, providing easy access to J37 & 38 of the M4 motorway.

TRAVEL DISTANCE

Cardiff 28 m
London 175 m
Swansea 14 m
Heathrow 160 m
Bristol 67 m
Port of Cardiff 29 m
Birmingham 134 m
Port of Swansea 14 m

- Swansea resident population: 244,500
- Resident population 30-minute drive time: 544,092
- Resident population 60-minute drive time: 1,739,982



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

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1, Conwy House, Castle Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9EQ.

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.

DESCRIPTION

A semi-detached industrial property, originally constructed in the 1970's for US Automotive Group, Borg Warner Inc. The premises has been upgraded over recent years and is of traditional steel portal frame construction, with reinforced concrete floors and profile metal clad roof. Eaves height ranges from 6.1 m to 9.8 m. A three storey office building runs along the side elevation, which provides a mixture of open plan and various conference and meeting rooms.

Externally exists a yard area leading to three roller door access points, together with additional forecourt car parking off the main highway to the front elevation of the property. Additional yard area could be made available with the property, on terms to be agreed, with any long term lease.

ACCOMMODATION

Ground floor warehouse	27,122 sq m	291,938 sq ft
First Floor Offices	636 sq m	6,845 sq ft
Second Floor Offices	666 sq m	7,170 sq ft
Mezzanine	1,651 sq m	17,767 sq ft
Plant	33 sq m	353 sq ft
Total	30,108 sq m	324,073 sq ft



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RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office, that the property has a rateable value of £445,000 (1 April 2024 to present)

UBR for Wales 2024/25 is 0.562p in the £. (Rates payable £250,090)

EPC

Rating – C

Cert 3473-5151-6314-3011-0824

Possibility of competitive energy available via on-site wind turbine, subject to agreeing terms.

LEASE TERMS

The property is available on a new full repairing and insuring lease on terms to be agreed.

SERVICE CHARGE

Any shared services will be divided between the occupiers. The landlord will continue to insure and recover the premium cost from the tenant.

ASKING RENT

Asking rent £892,000 pax

VAT

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

FURTHER INFORMATION

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

WILL HUNT

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JASON THORNE

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December 2024

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Energy performance certificate (EPC)

John Pye Auctions 1 Green Place Kenfig Industrial Estate Margam PORT TALBOT SA13 2PE	Energy rating	Valid until:	22 October 2034
	C	Certificate number:	3473-5151-6314-3011-0824

Property type	Storage or Distribution
Total floor area	31,589 square metres

Rules on letting this property

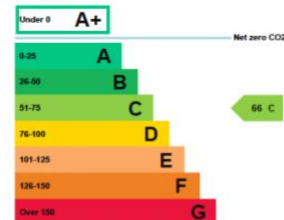
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built	15 A
If typical of the existing stock	59 C

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