

alder king

PROPERTY CONSULTANTS

TO LET

Unit 15 Woodlands Business Park

Ystradgynlais, Swansea, SA9 1JW

Modern Industrial/Leisure Unit – 3,303 sq ft (306.86 sq m) GIA

Location

Woodlands Business Park is one of the higher quality business parks in the Ystradgynlais area with excellent connections to the A4067 which provides a strategic road network to the A4067 connecting to the M4 motorway, situated approx. 9 miles south.

Nearby occupiers include Deutsch Autos Ltd, BMW Off Road Skills, Streetmaster, Electrohm Ltd and Triumph Adventure Experience.

M4



9 miles

Swansea



10 miles

Port Talbot

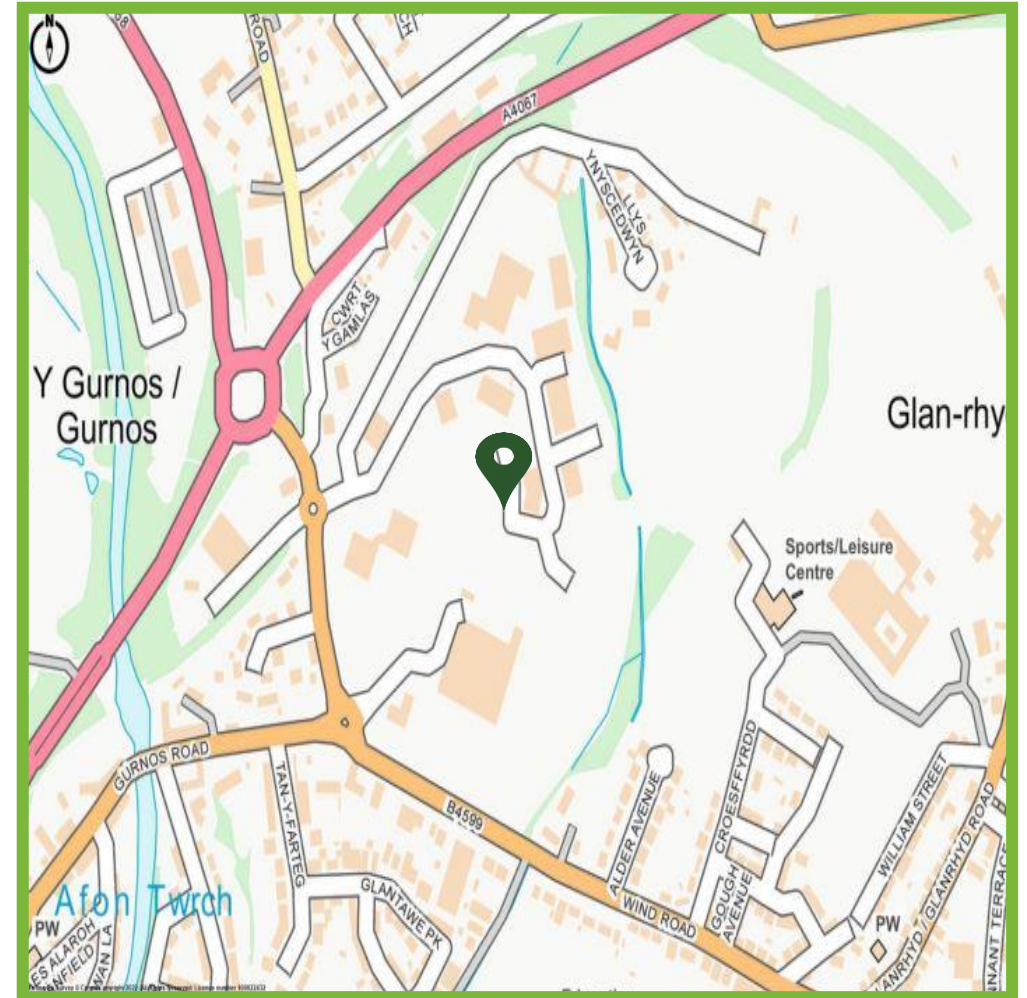


16 miles

Merthyr Tydfil



17 miles



Accommodation

Description

The Property comprises a modern semi-detached unit previously used predominantly for storage. The unit contains a reception area inking to a male and female toilets including a separate disabled toilet towards the front of the building.

The reception leads to the main warehouse which includes a kitchen and garden area. An electric roller shutter door is also situated at the back of the property.

The building is of steel frame construction with a combination of profiled steel cladding and brick to the elevations. The roof incorporates profiled steel sheets.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Parking

Loading and parking is located to the rear in the property's yard.

Area	Sq ft	Sq m
Unit 15 (Ground Floor)	3,303	306.9
TOTAL	3,303	306.9

Leisure



Industrial & Logistics



Glazed entrance



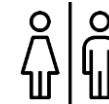
Office content



Onsite parking



WC and disabled facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for leisure and industrial use but any occupier should make their own enquiries to the Planning Department of Swansea City & County Council. Tel: 01792 636000 or (www.swansea.gov.uk)

Business Rates

The Rateable Value for the unit, as of April 2023, is £10,000. Current rates payable will therefore be approximately £5,560 per annum. Additional small business rates relief are available.

Energy Performance Certificate

The EPC Rating is D (77), valid until March 2032. The full certificate can be provided upon request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Lease/Tenure/Terms

The property is available on a new full repairing lease with terms to be negotiated.

Rent

The property is offered to let at £19,500 per annum plus VAT (£5.90 psf).

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

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



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AK Ref: GD/101795 **Date:** September 2025 **Subject to Contract**



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

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