

TO LET

INDUSTRIAL

Unit 6d Tank Farm Road, Llandarcy, Neath,
SA10 6EN



- MODERN STEEL FRAMED INDUSTRIAL UNIT WITH OPEN YARD AREA TO FRONT
- LOCATED WITHIN A SECURE COMPOUND AND SECURITY MONITORED FACILITY
- GROSS INTERNAL AREA – 89.63 SQ.M (964.86 SQ. FT.)
- EASE OF ACCESS TO M4 MOTORWAY (JUNCTION 43) – 1.3 MILES AWAY

OFFERS IN THE REGION OF
£12,000 PA

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LOCATION

The subject premises is located within an established industrial estate, directly off Tank Farm Road within an easily accessible location within the village of Llandarcy.

The site is currently located within a reasonable range of amenities/ facilities available in the nearby towns of Neath and Skewen, which are within a short driving distance.

The subject premises provides good lines of communication via the main A465 and the B4290, while the M4 Motorway (J43) is located within a short driving distance, approximately 1.3 miles away in a northerly direction.

DESCRIPTION

The subject premises comprises a modern steel portal framed industrial unit arranged over a single bay, which is located within a stand-alone site and secured compound within close proximity to Junction 43 of the M4 Motorway.

The subject premises forms part of a multi-occupied industrial/ office block, which can be accessed off the enclosed parking area, eventually leading to an open yard with immediate access to the industrial unit.

Internally, the subject premises comprises the main workshop area, which can be accessed via a roller shutter loading door over the front elevation, with a clearance height of approximately 3.86m. The main workshop area has also been sub-divided in part to comprise ancillary accommodation to the rear, which includes small kitchenette and w.c. facilities.

Designated parking facilities are also available to the front, for approximately 2-3 vehicles, which can be accessed via a security gate and a remote operated intercom entry system.

Additional storage facilities are also available over the main car park, which accommodates various individual steel storage containers, subject to separate negotiation (price on application).

ACCOMMODATION

The subject premises affords the following approximate dimensions and areas:

GROUND FLOOR	89.63 sq.m	964.86 sq. ft.
Eaves Height (min)	3.70m (12'6")	
Roller Shutter Clearance	3.85m (12'8")	
Apex	4.47m (14'8")	
Warehouse	11.92m x 7.52m	
Staff Kitchenette	with base unit incorporating sink drainer	
W.C. Facilities		

RATES

Based on the recent enquiries undertaken via the VOA website, the subject premises has yet to be rated.

We therefore advise that all enquiries should be made with the Local Authority Rates Department to verify this information. For further information visit www.voa.gov.uk.

From April 2018 the Welsh Government set the multiplier according to the Consumer Price Index (CPI) and for the financial year 2024-25 the multiplier will be 0.562.

VAT

All figures quoted are exclusive of VAT. Please be advised that VAT will be applicable to this transaction.

TERMS & TENURE

The subject premises is also available on a new effective full repairing and insuring occupational lease (under terms to be negotiated).

VIEWING

By appointment with Sole Agents:

Astleys Chartered Surveyors

Tel: 01792 479 850

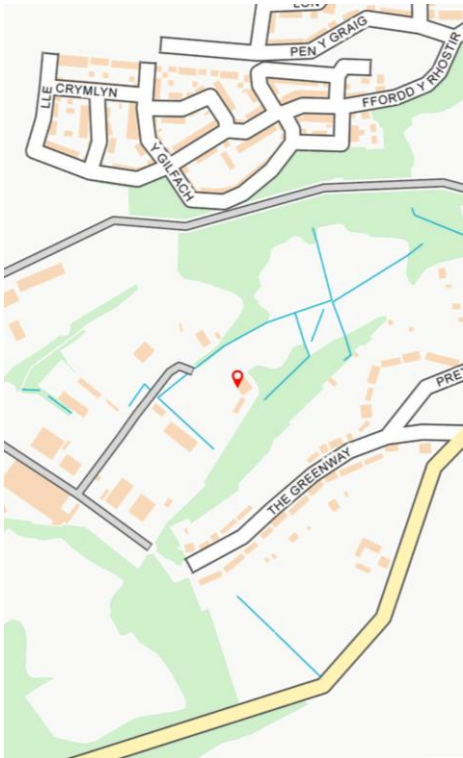
Email: commercial@astleys.net



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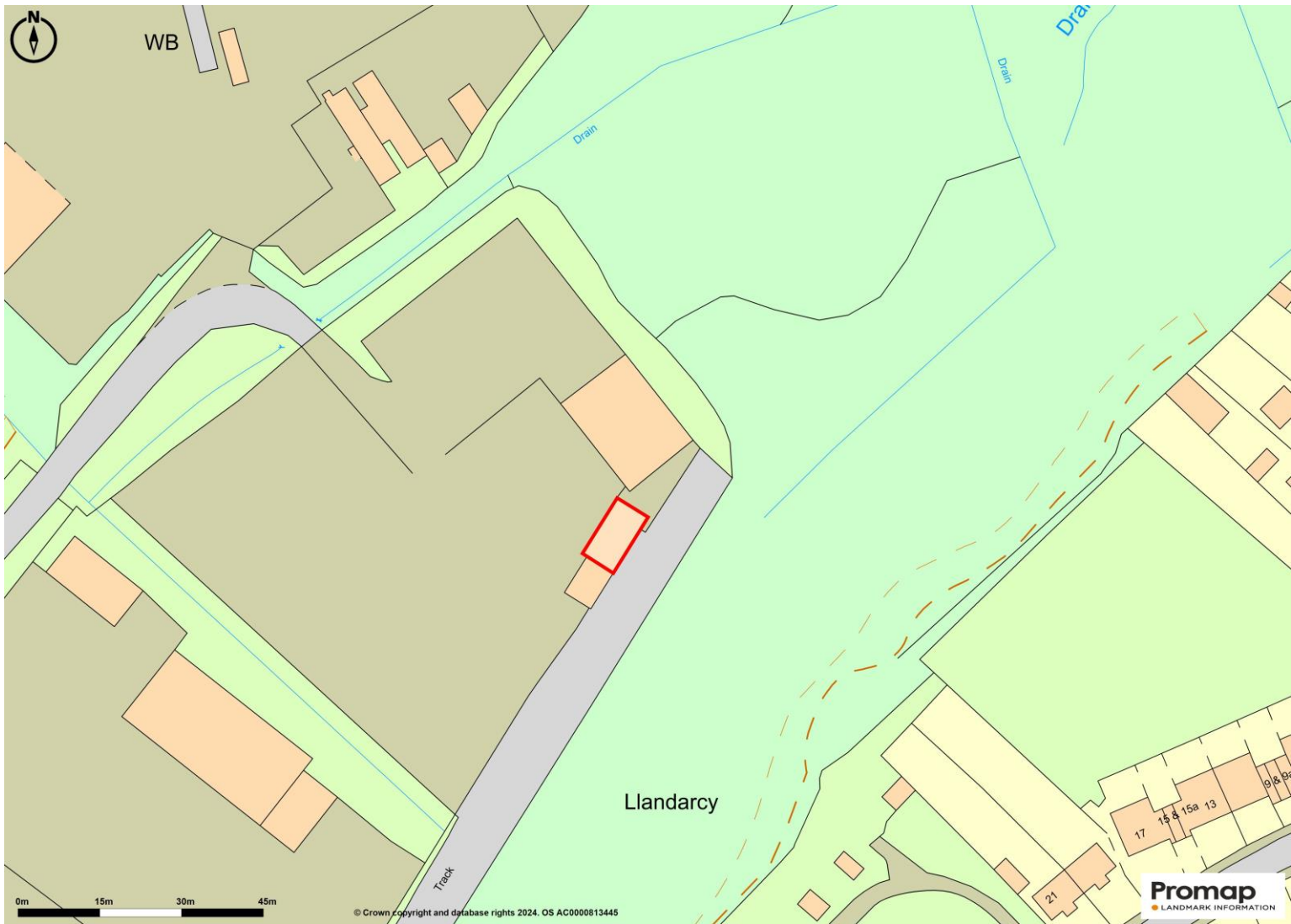
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