

An aerial photograph of an industrial yard. The yard is filled with various pieces of equipment, including yellow and blue machinery, and several large buildings with grey roofs. A red outline highlights a specific area in the center of the yard. The yard is bordered by a fence and a road. In the background, there is a multi-lane highway with several cars driving on it. The surrounding area is green with trees and grass.

alder king

PROPERTY CONSULTANTS

TO LET

Yard at Edwards Works

Llandarcy, Neath, SA10 6JY

Industrial yard suitable for a variety of uses – 0.24 acres

Indicative red line only

Location

Edwards Works is located in Llandarcy with excellent road access from the M4 Motorway via Junction 43. It is also well served by the main arterial “Heads of the Valleys” road, the A465 which forms the eastern arm of the Junction 43 interchange approximately 1 mile northeast of the site.

The 'Works' are situated approximately 3 miles southwest of Neath, 6 miles east of Swansea with Cardiff also situated 40 miles to the east. Nearby occupiers include Neath Port Talbot College (Llandarcy Academy of Sport), Holiday Inn and Harvester.



**M4
Motorway**

1 mile northeast

Neath



3 miles

Swansea



6 miles

Promap Licence Number: OS AC0000813445

Accommodation

Description

The yard is located on an established industrial site which includes occupiers such as Flogas, Wales & West Utilities and GD Harries. The yard is level, roughly square in shape and is predominantly surfaced with hardcore.

Accommodation	Acres
Site Area (approx.)	0.24

Access can be easily achieved via the B4290, followed by an unnamed road that leads directly to the yard. The site benefits from a gated vehicular access point. The yard is suitable for access by larger vehicles, with easy maneuverability within the site.

Service Charge

A service charge is levied for the upkeep and maintenance of the common areas on the estate. Service charge is currently being budgeted, and further details can be provided upon request.



Planning | Rates | Terms

Planning

We are verbally advised that the accommodation has planning consent for industrial use, but any occupier should make their own enquiries to the Planning Department at Neath Port Talbot Council. Tel: 01639 686777 or (<https://www.npt.gov.uk/planning-and-building-control/planning-applications/contact-planning/>)

Business Rates

Interested parties should make their own enquiries to Neath Port Talbot Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment (www.voa.gov.uk)

Code for Leasing

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

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 will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Tenure

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

Rent

The land is offered to let for £14,000 per annum exclusive of VAT.

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.

Viewing Arrangements

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



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AK Ref: GD/101291

Date: April 2025

Subject to Contract



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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.