

**Mileway**

Kenfig Industrial Estate, Port Talbot, SA13 2PE

# South Wales Distribution Centre

Available To Let  
Recently Refurbished  
Industrial/Warehouse Unit  
96,970 sq ft (9,008 sq m)

# South Wales Distribution Centre



7 Level access doors



Securely fenced yard



On site car parking



Cost effective location

**Available To Let**  
**Industrial Warehouse Unit**  
**96,970 sq ft (9,008 sq m)**

End terraced industrial / warehouse unit of a steel portal frame construction offering clear open space with minimum eaves height of 6.1 m. Benefits from 7 level access doors, 5 to the side and 2 to the front elevation.

Occupiers on the estate include Amazon, Bunzl Greenhams and John Pye Auctions.

South Wales Distribution Centre is located between Cardiff and Swansea on the established Kenfig Industrial Estate. The site is visible from the M4 Motorway which is adjacent to the estate.



Minimum eaves height 6.1 metres



Close to M4 junction 37 & 38



EPC Rating 'B'

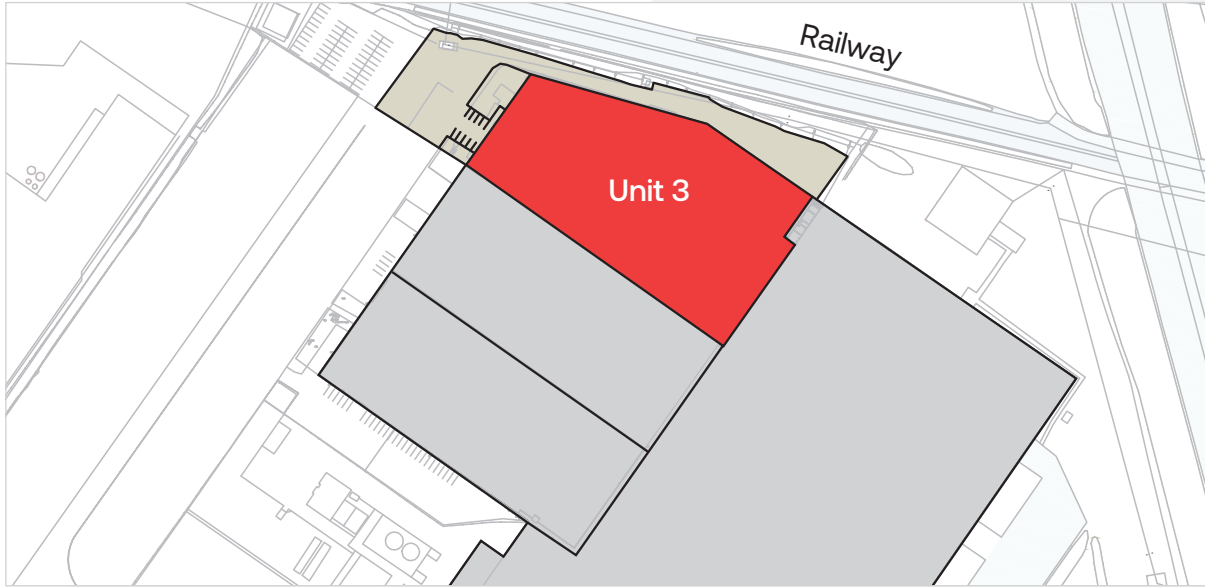


Low Energy LED Lighting



Access to public transport network including rail connectivity

## Site Plan



## Accommodation

Unit	sq m (GIA)	sq ft (GIA)	Eaves height
3	9,008	96,970	6.1m



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## Services

Three phase electricity, water and mains drainage are available but interested parties are advised to make their own enquiries.

## Service Charge

The ingoing tenant will be responsible for repayment of a proportion of the cost in the maintenance and upkeep of common parts of the estate.

## EPC

EPC Rating of B (50).  
A full certificate and recommendations is available upon request.

## VAT

VAT to be charged on all payments.

## Terms

The unit is available on a new FRI lease for a term to be agreed.

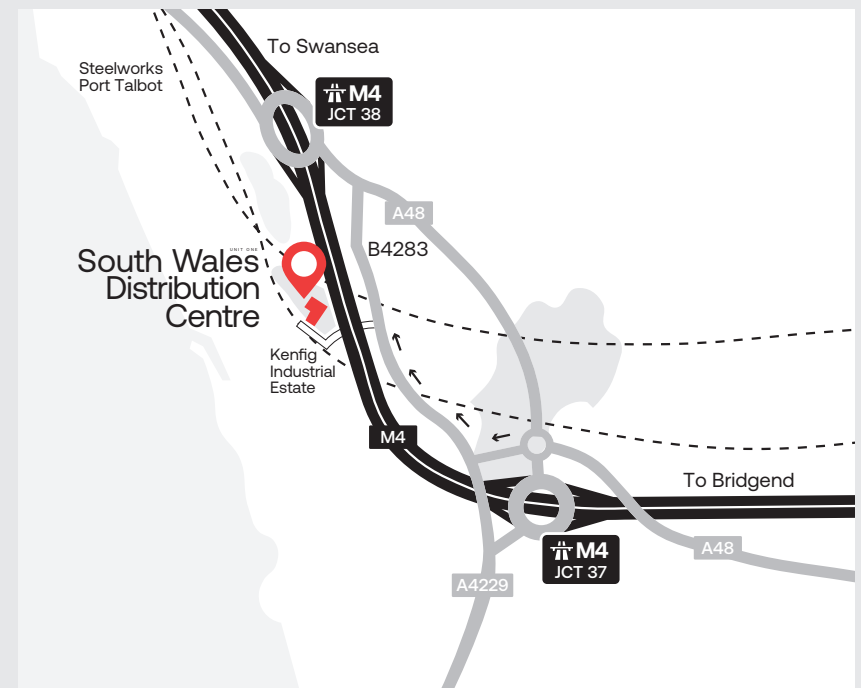
## Quoting Rent

£425,000 per annum.

## Location



The estate is accessed from the M4 via the A4229 and B4283 from Junction 37 (3.5 miles) and via the B4283 from Junction 38 (1.5 miles). South Wales Distribution Centre provides a cost effective warehousing and distribution location, well situated to serve the whole of South Wales, the South West of England (via the M4 and M5 Motorway) and the Midlands via the A465 and M50 links.



## Viewing / Further Information



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