

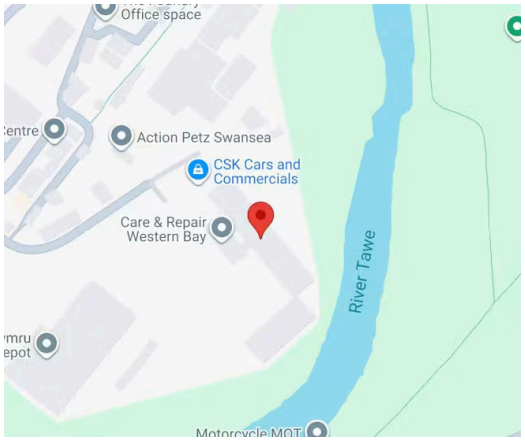
Rees Richards & Blyth

commercial | residential | rural

Unit 2 - Llys Tawe, Clydach, Swansea, SA6 5BQ

Industrial / Warehouse To Let | £6 per sq ft | 5,000 to 22,656 sq ft

High bay detached warehouse / industrial unit with 9.6m eaves and gantry crane, within a secure gated complex close to Junction 45 of the M4







Key Points

- 1.032 acre self-contained yard area
- 3.2 tonne gantry crane
- Close proximity to M4 (Junction 45)
- 9.6m+ high eaves
- Sub-division available
- Multiple roller shutter loading doors
- Two-storey internal offices and welfare facilities

Description

The property comprises a high bay warehouse forming part of the Llys Tawe Complex, a secure gated site on Players Industrial Estate. The building is of steel frame construction with a steel truss roof and steel-clad elevations, the roof incorporating translucent light panels. It benefits from a minimum eaves height of approximately 9.6 metres, a concrete floor, LED high bay lighting and 8 roller shutter loading doors along the side and gable elevations.

Internally, the warehouse provides largely open plan accommodation served by a 3.2 tonne overhead gantry crane. A two-storey office and welfare block has been constructed within the warehouse, providing ground floor offices together with further first floor accommodation, including an air-conditioned staff room with kitchenette facilities.

Externally, the property benefits from a self-contained yard extending to approximately 1.032 acres (0.418 hectares), accessed directly from the roller shutter loading doors and providing generous space for vehicle parking, loading and external storage.

Location

The property is located within the Llys Tawe Complex on Players Industrial Estate, Clydach, an established commercial location approximately 6 miles north-east of Swansea city centre. The estate is home to a number of local and national occupiers, including Welsh Water, National Grid and the City and County of Swansea Highways Depot.

Summary

- Rent: £6 per sq ft
- Business rates: The property currently forms part of a wider assessment with a rateable value of £68,000, which comprises Unit 1 (£15,260), Unit 2 (£29,270) and the yard area (£23,491). The property is awaiting re-assessment by the Valuation Office Agency so that Unit 2 is assessed separately.
- VAT: Applicable
- EPC: D (92)
- Lease: New Lease

Further information

- View details on our website
- View Microsite

Contact & Viewings

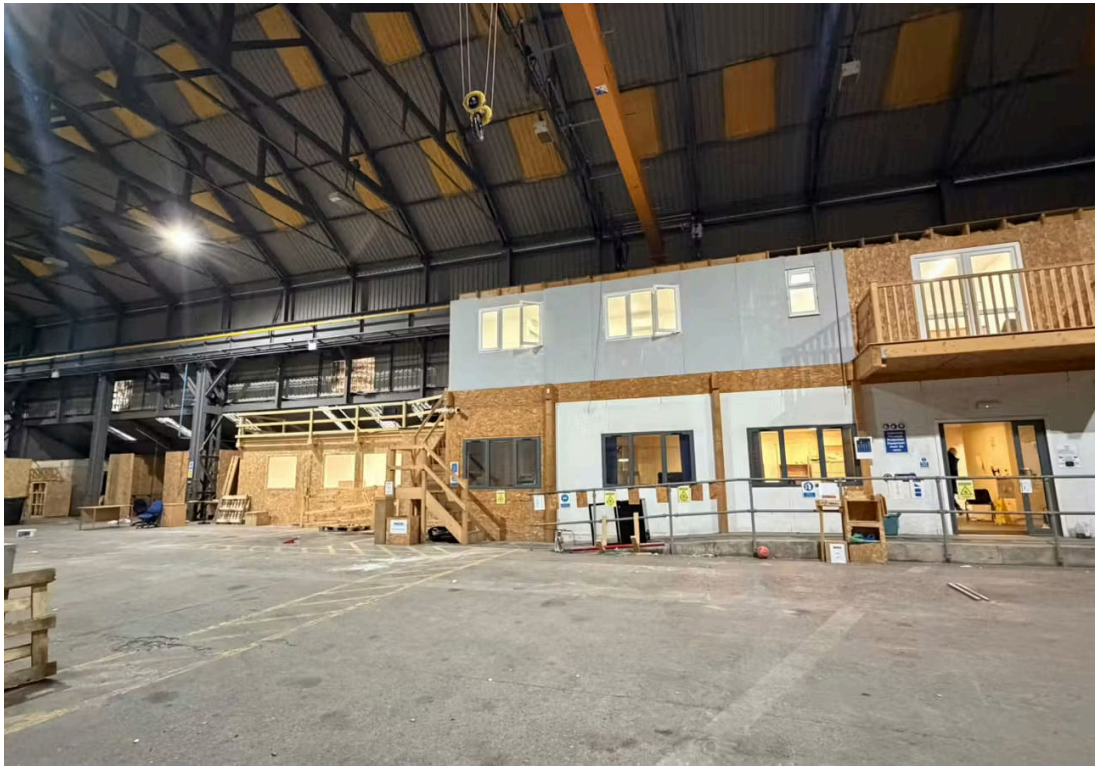
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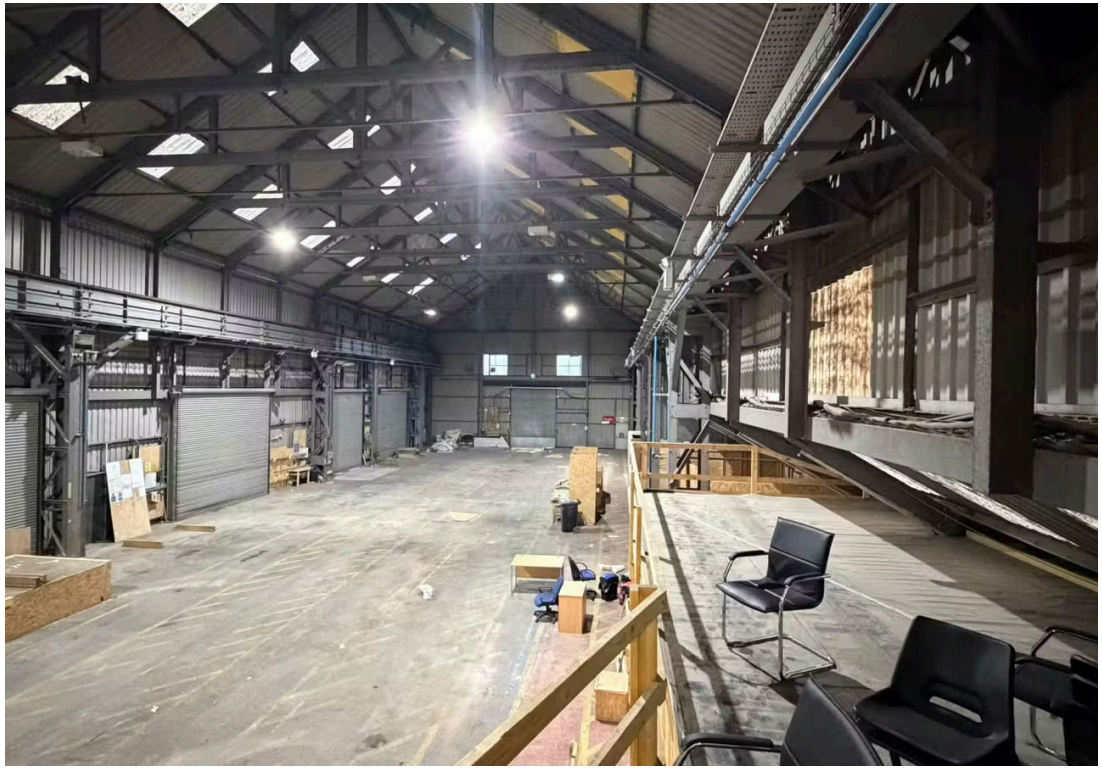



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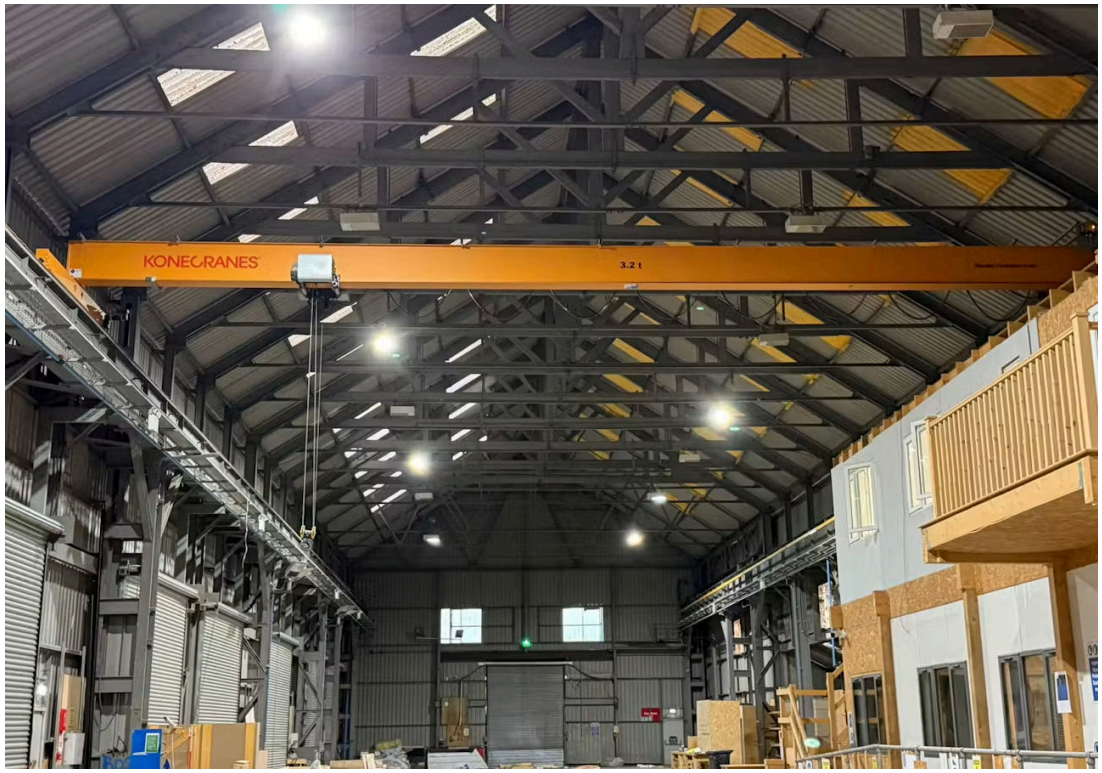


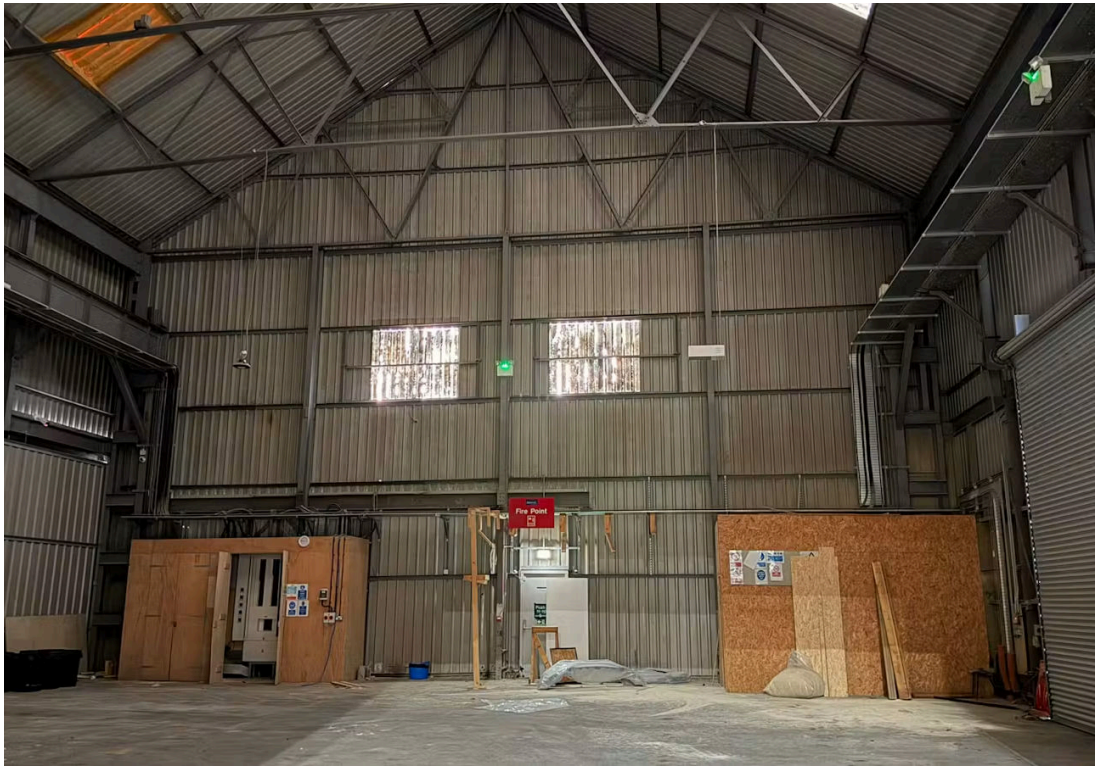

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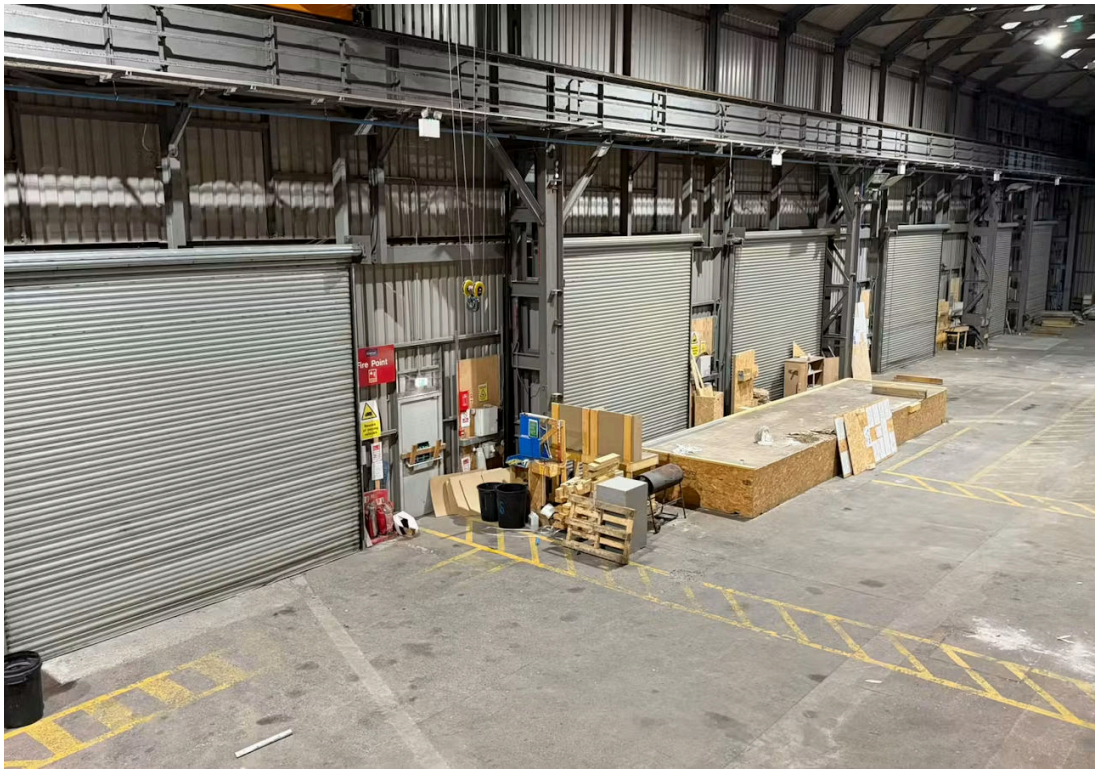





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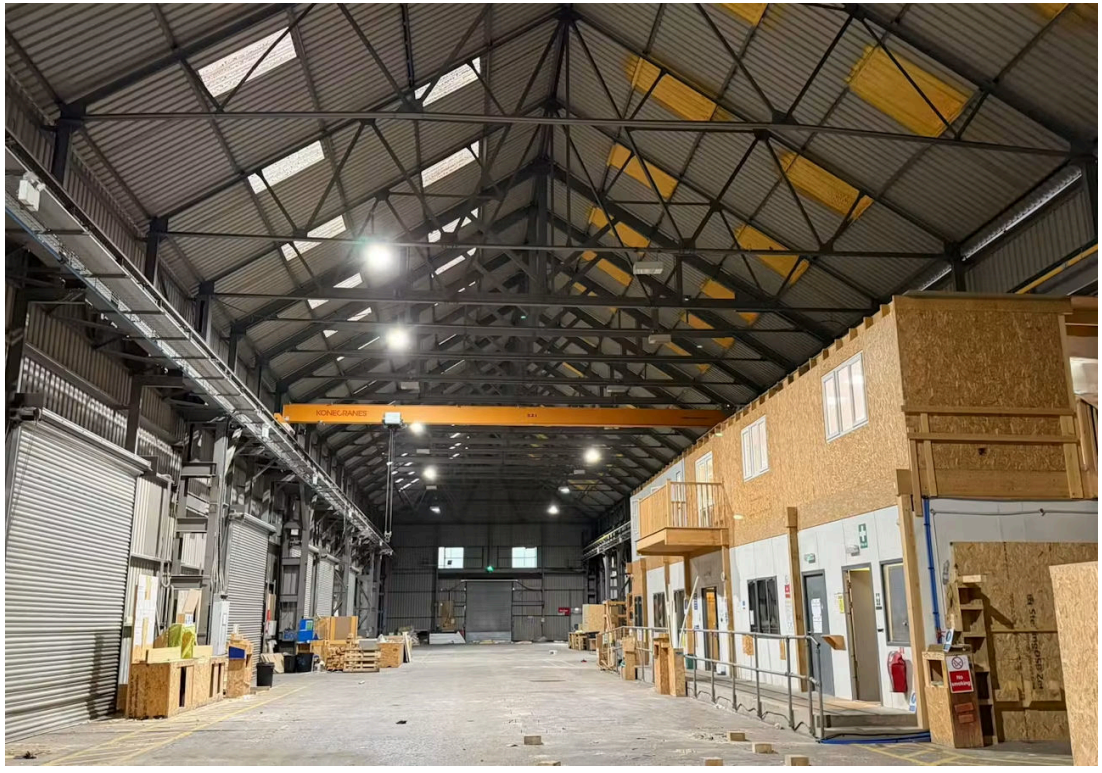

Fire Point








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Accommodation

Description	sq ft	sq m
Office Space	3,338.52	310.16
Industrial Unit Space	19,317.27	1,794.63
Total	**22,655.79**	**2,104.79**

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