Important

On 1 April 2026, the Valuation Office Agency (VOA) became part of HMRC and is now known as the Valuation Office (VO). You may still receive correspondence referring to the Valuation Office Agency (VOA) while we update our branding.

Property

Freds Timberframe Llys Tawe Complex, Players Industrial Estate, Hebron Road, Clydach, Swansea, SA6 5BQ

Valuation | Help with current valuation | Compare properties

Valuation

Current rateable value (1 April 2026 to present)

£68,000

> This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

Estimate your business rates bill (opens in new tab) (https://www.gov.uk/calculate-your-business-rates)

Valuations for this property

Valuations ?	Current	17 April 2026 to present
Effective date ?		1 April 2026
Rateable value		£68,000

Valuations ?	Previous	13 April 2026 to 31 March 2026 (/business-rates-find/valuations/15121259000?valuationId=31137211000)
Effective date ?		1 April 2023
Rateable value		£49,000

Hide all sections

Valuation details

Hide

Description ?	Warehouse and premises
Local council	Swansea
Local council reference ?	9423972000200
Rating list ?	2026
Effective date ?	1 April 2026
List alteration date ?	17 April 2026

Valuation scheme reference ?	693704 (/business-rates-find/valuations/31137333000/schemes/693704?uarn=15121259000)
Base rate ?	£15.50
Measurement method ?	Gross internal area
Transitional relief certificate issued	No
Special category code ?	096G

How the rateable value is calculated

Hide

The Valuation Office (VO) uses a ‘rental’ method to value industrial properties like factories, warehouses and workshops.

The VO gathers information about rents paid for industrial properties. It analyses the information and works out a price per square metre. To get the price per square metre of an individual property, the VO considers things like property age, location, physical characteristics and features.

The price per square metre is multiplied by the property floor area to get the rateable value.

Plant and machinery, car parking and land that add to the rateable value are shown separately in the valuation.

This property is part of valuation scheme 693704 (/business-rates-find/valuations/31137333000/schemes/693704?uarn=15121259000) which includes a price for floor areas and property features.

More about how business properties are valued (https://www.gov.uk/guidance/how-non-domestic-property-including-plant-and-machinery-is-valued)

Warehouse floor areas

Description	Ground floor workshop
Area m²/unit	1,937.13
£ per m²/unit	£15.11
Value ?	£29,270

Description	Ground floor workshop
Area m²/unit	1,009.91
£ per m²/unit	£15.11
Value ?	£15,260

Total	
Area m²/unit	**2,947.04**
£ per m²/unit	
Value ?	**£44,530**

Additional details

Description	Hard surfaced, fenced land
Area m²/unit	5872.77

£ per m²/unit	£4.00
Value ?	£23,491

Total	
Area m²/unit	
£ per m²/unit	
Value ?	**£23,491**

Valuation

Total value	**£68,021**
Rateable value (rounded down)	**£68,000**

Get help with this valuation

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