


alder king
PROPERTY CONSULTANTS

# TO LET

# Llewellyn House

Harbourside Business Park, Harbour Way, Port Talbot, SA13 1SB

First Floor Office Suite - 2,107 sq. ft net approx.

# Location

Harbourside Business Park is situated directly adjacent to Harbour Way which connects the M4 at J38 to the Harbourside area. Port Talbot's town centre with its bus station is a short walk away, as is Port Talbot Parkway railway station with direct links to Swansea, Cardiff and London.

Nearby occupiers include TWI Ltd, Tata Steel UK Ltd, Her Majesty's Courts Service and Seren Support Services Ltd.

The property's location within its surrounding context is shown on the adjacent plan.

**M4**



**<1 mile north**

**Port Talbot**

**< 1 mile**

**Swansea**

**< 10 miles**



# Accommodation

**Description**
Harbourside Business Park is a 67,000 sq ft BREEAM "Excellent" rated development situated in a prominent and strategic location. The park was constructed in 2013.

The available accommodation is situated on the first floor. The suite is fully carpeted, features raised access floors and benefits from access to an eight-person passenger lift.

**Parking**
The accommodation has a total of 8 allocated car parking spaces.

**Sustainability**
The property has several eco-friendly features:

- Aluminium double-glazed windows.
- Combi boiler radiator system.
- BREEAM "Excellent" standard.

**Services**
We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

| Area | sq ft | sq m |
|---|---|---|
| First Floor | 2,107 | 195.75 |
| **TOTAL** | **2,107** | **195.75** |



**Fully accessible raised floors**

**Suspended ceilings**

**On-site parking**

**Recessed lighting**

**Kitchenette**

**WC facilities**

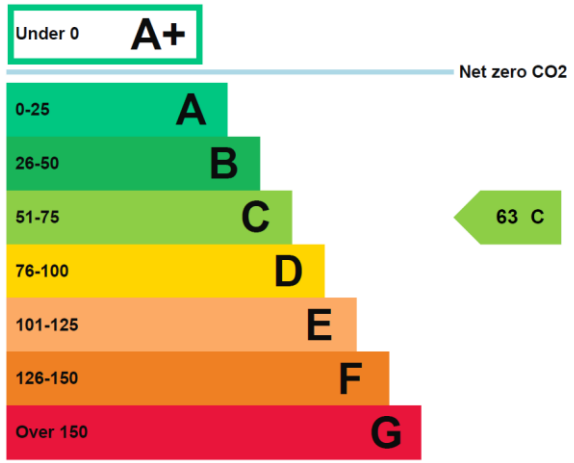
# Planning | Rates | EPC | Terms

**Planning**
We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of Neath and Port Talbot Council. Tel: 01639 686777 or email planning@npt.gov.uk.

**Business Rates**
Interested parties should make their own enquiries to Neath and 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.

**Energy Performance Certificate**




**Lease/Tenure/Terms**
The property is available on a new full repairing lease with terms to be negotiated.

**Rent/Purchase Price**
The property is offered to let for £27,250 per annum exclusive of VAT (£12.93 per sq ft).

**Service Charge**
A service charge applies in respect of common areas of the building and Estate. Latest figures are available upon request.

**Legal Costs**
Each party is to be responsible for their own legal costs.

**References/Rental Deposits (for leasehold only)**
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.

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

# Viewing Arrangements

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


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18 Park Place
Cardiff
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**AK Ref:** 103037 **Date:** November 2026 **Subject to Contract**

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**2. Misrepresentation Act 1967**

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

**3. Control of Asbestos Regulations 2012 (CAR 2012)**

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 adv ce from a specialist source.