



PLOT 6 and
PLOT 6a
Tank Farm Road, Llandarcy

Plots 6 & 6a Tank Farm Road, Llandarcy, Neath SA10 6EN

FOR SALE Industrial/Yard Area

5,898 Sq Ft
(548 Sq M)

Plots 6 & 6a Tank Farm Road, Llandarcy, Neath SA10 6EN

DESCRIPTION

A detached industrial unit which is of steel frame construction clad in alloy cladding. the premises comprises a main building, which has a high office content, together with outbuildings, on a large yard area.

- ✓ High office content
- ✓ Site area 1.53 acres (0.62 hectares)
- ✓ Close to J43 M4 Motorway

LOCATION

Located on Tank Farm Road, a well established trading estate adjacent to the BP Oil Refinery and St Modwen Llandarcy Residential and Commercial Scheme. Excellent communications are provided to J43 of the M4 Motorway and the A465 Heads of the Valleys dual carriageway. Prominent occupiers within the immediate vicinity include EG Lewis, Skelton Thomas and Anchem Laboratories.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor Offices	1,192	111
First Floor Offices	1,199	111
Industrial Area	2,207	205
Outbuildings	1,300	121
Total	5,898	548

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

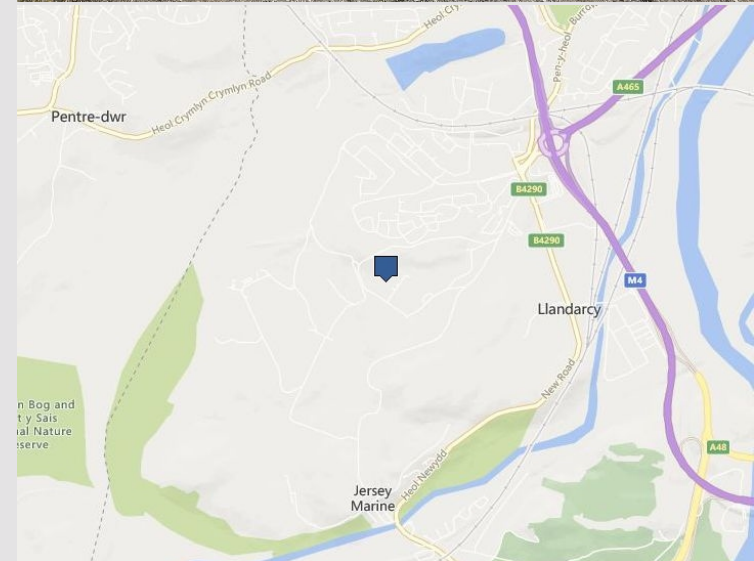
BUSINESS RATES

Rateable Value - £15,250
UBR For Wales 2020/21 - 53.5p in the £

TERMS

Offers in the region of £295,000

EPC To be provided.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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