

TO LET // SECURE YARDS // 1 – 6.70 ACRES // £30,000 PER ACRE (EXCL.)



SITE 1, GRAIGOLA WHARF, PORT OF SWANSEA, SWANSEA SA1 1QR

// SPECIFICATION

- Available as a whole or part (1.00 – 6.70 acres)
- Secure Port Environment - 24-hour security
- Level site with part surfaced and part un-surfaced
- Multimodal connectivity – road / rail / sea
- Short-term storage options only (Max. 12 months)
- Close proximity to Swansea city centre and M4 Motorway (J42)

OVERVIEW

The land comprises a level, part surfaced and part unsurfaced area of approximately 6.70 acres, situated within the secure confines of the Port of Swansea, located just 2 mile east of Swansea City Centre. The yard can be taken as a whole or as separate yards from 1.00 acres up to 6.70 acres.

Swansea is the most westerly of ABP's South Wales ports, with the capacity to handle vessels of up to 30,000dwt and offers berths and facilities for most types of cargo. Together with ABP's Port Talbot, every year the port contributes £670 million to the economy and supporting almost 10,000 jobs. On its own, the Port of Swansea handles around £140 million in trade.

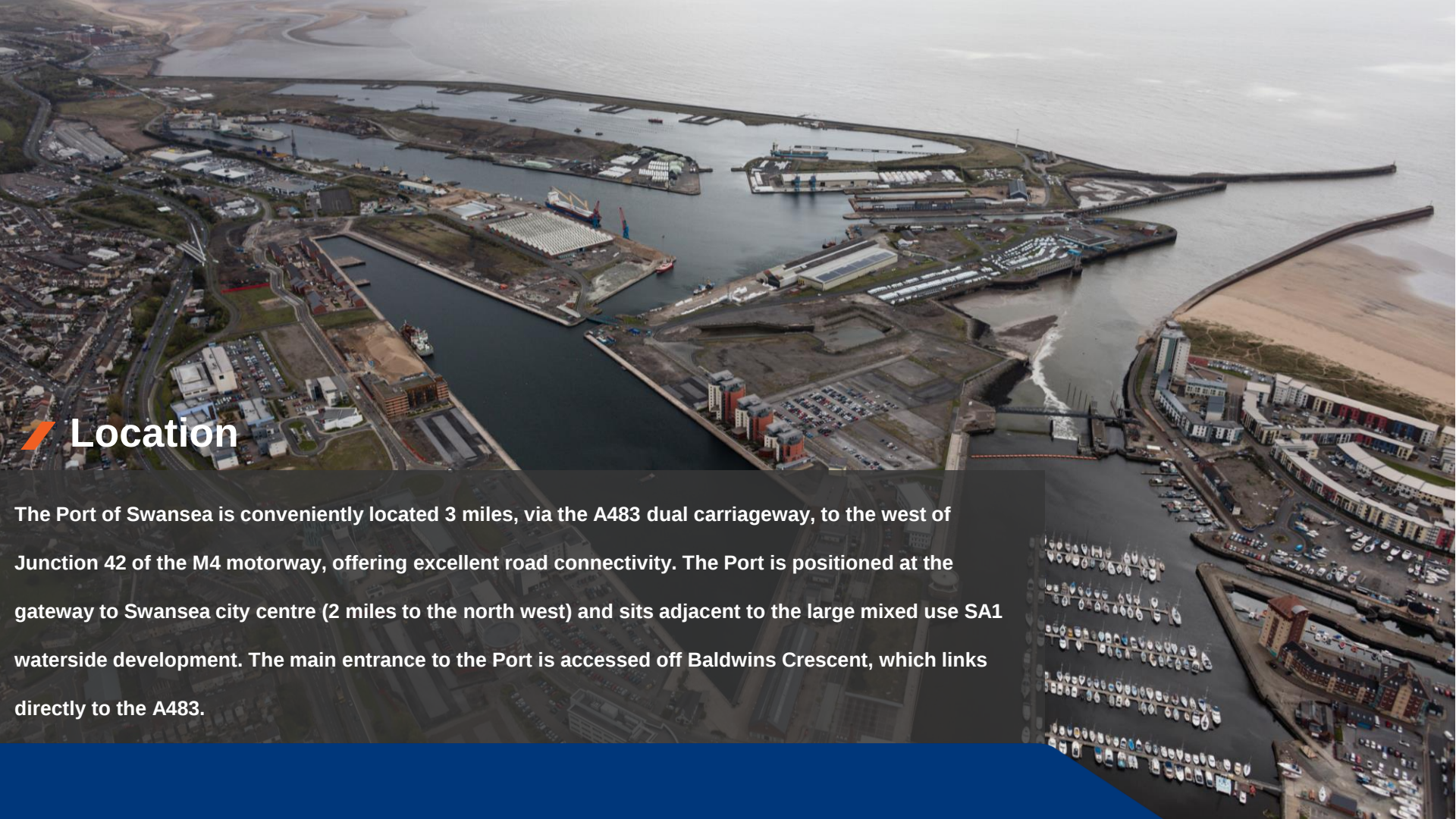
PORT SERVICES

The Port handles 520,000 tonnes of goods annually and has expertise in handling a wide range of cargo:

The docks can accept vessels of varying sizes:

- Draught: up to 9.9m
- Beam: up to 26.2m
- Length: 200m
- DWT: 30,000 tonnes.
- (ABP can provide separate handling services quotation on application)





Location

The Port of Swansea is conveniently located 3 miles, via the A483 dual carriageway, to the west of Junction 42 of the M4 motorway, offering excellent road connectivity. The Port is positioned at the gateway to Swansea city centre (2 miles to the north west) and sits adjacent to the large mixed use SA1 waterside development. The main entrance to the Port is accessed off Baldwins Crescent, which links directly to the A483.

ACCOMMODATION

Available individually or as one site

Site A – 1.5 Acres

Site B – 2.0 Acres

Site C – 2.2 Acres

Site D – 1.0 Acres

Total Site – 6.7 Acres

RENT

Quoting rent of £30,000 per acre, per annum plus VAT.

SERVICE CHARGE

A service charge will be payable for the estate services provided - budget to be confirmed. (Subject to VAT at the standard rate).

SERVICES

Mains electricity and water can be made available to the property.

Interested parties are advised to make their own enquiries regarding connectivity, capacity and suitability of the same.

LEGAL COSTS

Each party responsible for their own legal and professional costs.

TENURE

The site is available by way of a new Lease - period to be agreed.



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