

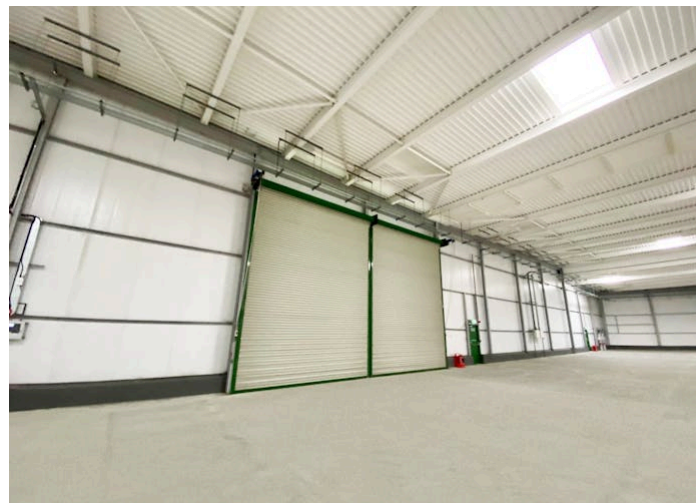


TO LET

Unit 3 South Wales Distribution Centre, Kenfig Industrial Estate,
Port Talbot, SA13 2PE

Distribution Unit with large secure yard - Directly adjacent to M4 Motorway

- Well located distribution / warehouse unit
- 1.5 acres yard with additional car parking / loading
- EPC B
- 1.5 miles from M4 Motorway (J.38)
- Minimum eaves height 6.1 metres
- 7 level access doors
- Low energy LED lighting
- On site parking



Size

96,970 sq ft (9,008.81 sq m)

Rent

Rent on application

Location

Kenfig Industrial Estate is located between Swansea and Cardiff. The site is visible from the M4 Motorway which is adjacent to the estate. Occupiers on the estate include Amazon, Bunzl Greenhams and John Pye Auctions.

The estate is accessed from the M4 via the A4229 and B4283 from Junction 37 (3.5 miles) and via the B4283 from Junction 38 (1.5 miles). South Wales Distribution Centre provides a cost effective warehousing and distribution location, well situated to serve the whole of South Wales, the South West of England (via the M4 and M5 Motorway) and the Midlands via the A465 and M50 links.

The Estate is in close proximity to the Ports of Port Talbot and Swansea.

Connectivity

Road

M4 J.38	1.5 miles
M4 J.37	3.5 miles



Train Stations

Port Talbot Parkway	6.5 miles
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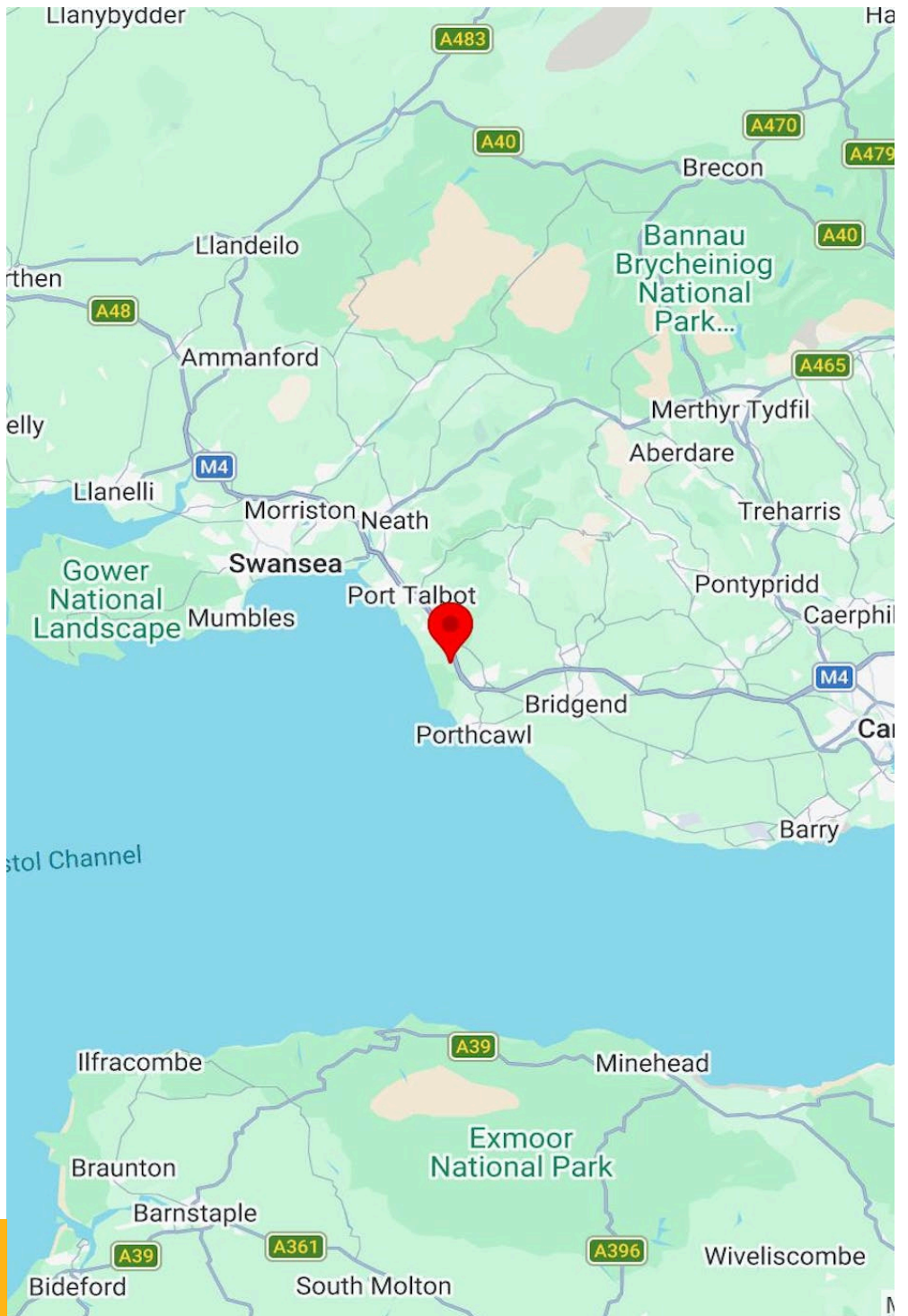
Airports

Cardiff Airport	28 miles
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Water

Port Talbot	6 miles
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Description

Industrial / warehouse unit of steel portal frame construction offering clear open space with minimum eaves height of 6.1 metres. Unit 3 benefits from 7 level access doors, 5 to the side and 2 to the front elevation. Externally, there is a 1.5 acre secure fenced yard. Occupiers on the estate include Amazon, Bunzl Greenhams and Wernick.

- 7 level access doors
- Secure fenced yard of 1.5 acres
- 6.1 metres minimum eaves height
- On site car/HGV parking
- LED lighting

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
3 SWDC	96,970	9,009
TOTAL	96,970	9,009

Unit 3 South Wales Distribution Centre forms part of an established industrial and distribution complex. Existing occupiers include AMAZON and BUNZL. Unit 3 benefits from its own large self-contained yard and excellent points of access with 7 No. loading doors.

Specification



EPC: B (50)



Loading Doors
(Surface level): 7



Lighting Type: LED



HGV Parking



Secure yard



Minimum clear internal
height (m): 6.1

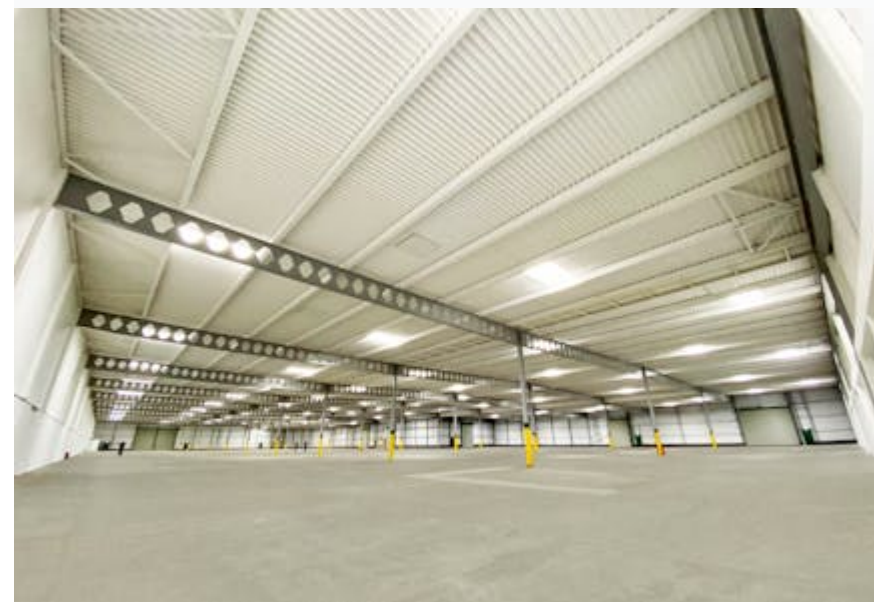


Car Parking





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Viewings

To arrange a viewing please contact one of the team at Jenkins Best.

Terms

Unit 3 is available by way of a new full repairing and insuring Lease for a term of years to be agreed.

Rent

Rent on application

Lease Terms

New Lease New Lease available for a term of years to be agreed

Business rates

Rateable Value: £149,000

Rates Payable: £76,735 per annum Based on 2026 Valuation

Service charge

£1,314,146 per annum Year ending December 26

Legal Costs

Each party to bear their own costs

EPC

B (50)

VAT

Applicable

Availability

Available Q4 2026

Contact

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These particulars do not constitute any part of an offer or contract.

All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

The vendor/lessor does not make or give and neither Jenkins Best nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services.

All terms quoted exclusive of VAT unless otherwise stated.

Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any 14/05/2026 property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.