



TO LET

Phoenix Wharf, Phoenix Wharf,
Port Talbot, **SA13 1RA**

To Let - open storage site from 2 to 4.42 acres within secure Port Estate - close proximity to the M4

- 4.42 acres (1.79 hectares)
- Can be taken whole or split
- Power and water Available
- Strategic location Close to M4 motorway
- 24 hour manned security



Size

4.42 Acres (1.79 Hectares)

Rent

Rent on application

Location

Located in South West Wales, Port Talbot is situated 8.5 miles (13.7km) east of Swansea and has easy access to the M4 motorway. The town is served by the Great Western Mainline railway with fast trains running both east and west and by two local airports; Swansea and Cardiff.

Port Talbot is one of the only harbours in the UK capable of handling capesize vessels of up to 170,000 dwt. As well as supporting steel production in South Wales, the port handles project and heavy lift cargoes, steels and other metals, building aggregates and cargoes to support the offshore energy sector. The port offers large areas of development land capable of attracting exciting new investment opportunities.

Connectivity

Road

M4 Junction 41	1.7 Miles
M5 Junction 15	61 Miles



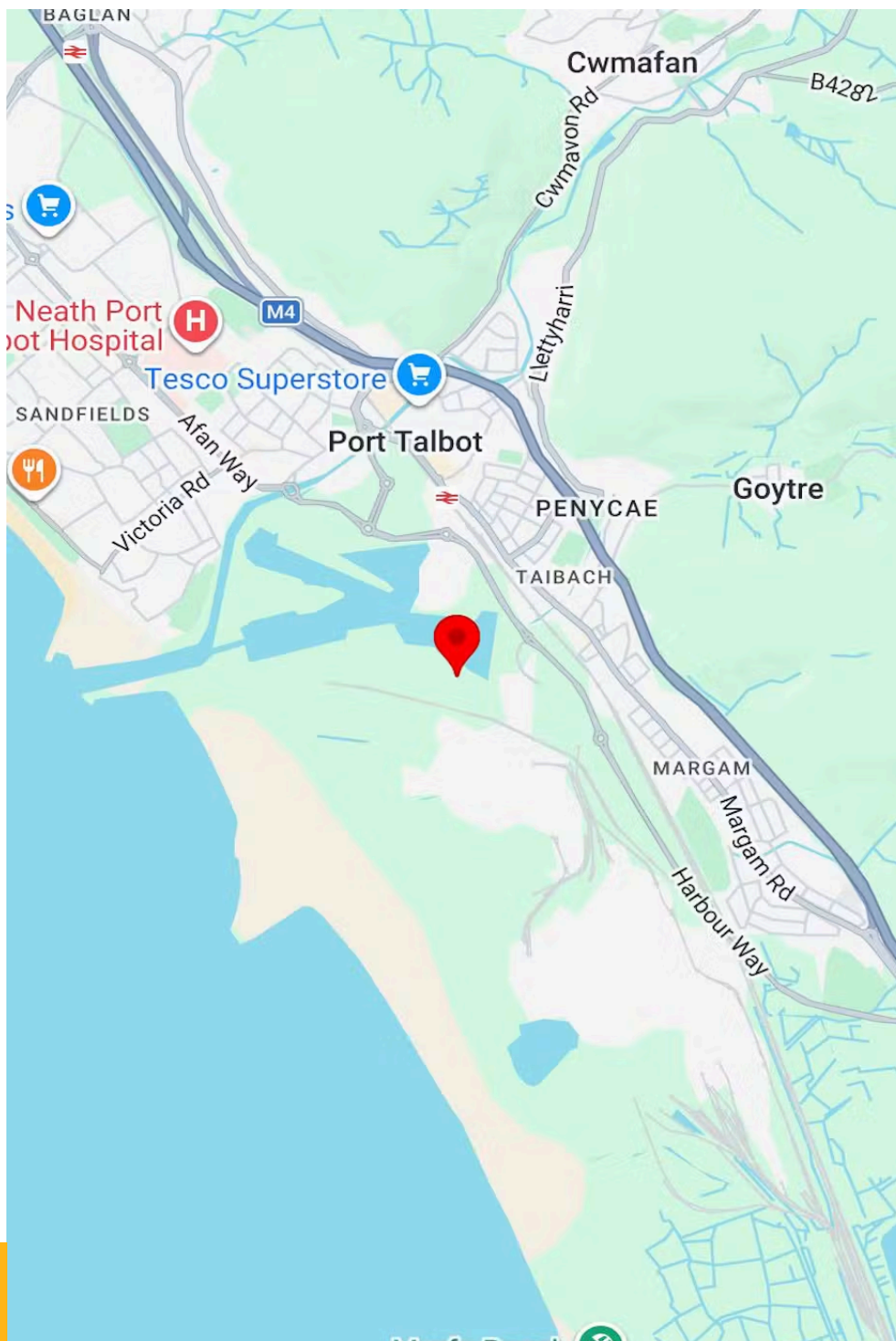
Airports

Cardiff Airport	33.2 Miles
Bristol Airport	75.4 Miles



Cities

Swansea	8.5 Miles
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Description

The strategically positioned site near major industrial occupiers including Tata Steel comprises 4.42 acres of open storage land, which can be taken as a whole or split and benefits from the following:

FULLY FENCED SITE

24/7 SECURITY

WATER & POWER 45KVA AVAILABLE

MULTI-MODAL CONNECTIVITY

TYPE 1 SURFACE RECENTLY INSTALLED

Specification



EPC: EPC exempt -
No building present



Car Parking



On-site security

Accommodation

	sq ft (Approx GIA)	sq m (Approx GIA)
	192,535	17,887

The accommodation comprises the following areas:

Phoenix Wharf, Phoenix Wharf,
Port Talbot, SA13 1RA





Viewings

Please contact Jenkins Best 02920 340033

Terms

On application.

Dock Capabilities

Max Vessel: Length 130 metres Beam
17.7metres Draft 7.7 metres

Rent

Rent on application

Lease Terms

New Lease

Business rates

Rates Payable: To be assessed

Legal Costs

Each party to bear their own costs

EPC

EPC exempt - No building present

VAT

Applicable

Availability

Available Immediately



Contact

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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 property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.