

Industrial, Office
2,293 sq ft (213.03 sq m)



TO LET

Unit 11b, The Courtyard,
Llandarcy, **SA10 6EJ**

Well located business unit at Junction 43 of the M4 Motorway - excellent road links - New Lease Available

- Located at Junction 43 of the M4 Motorway
- Amenities in the vicinity include David Lloyd Health & Fitness Centre
- Self-contained business unit with parking
- LED lighting
- Front and rear access to unit
- Suitable for office / light storage / R&D use



Size

2,293 sq ft (213.03 sq m)

Rent

£23,000 per annum Excl. VAT
payable in addition

Location

The property has exceptional road connectivity with access just off J43 M4 via the B4290. The Junction is the western intersection of the M4 linking to the recently upgraded A465 Heads of the Valleys Road.

Llandarcy is located 6 miles north east of Swansea, 19 miles north west of Bridgend and 40 miles north west of Cardiff. It sits within the Neath Port Talbot County borough of South Wales. Neath Port Talbot has a population of 142,300 and has witnessed an above average increase in population size for Wales over the past 10 years. Llandarcy is located a 7-minute drive away from Neath Railway Station, which benefits from regular rail services with improved journey times of 2 hours and 35 minutes to London Paddington.

Connectivity

Road

Junction 43	1.5 Miles
M4	1.5 Miles



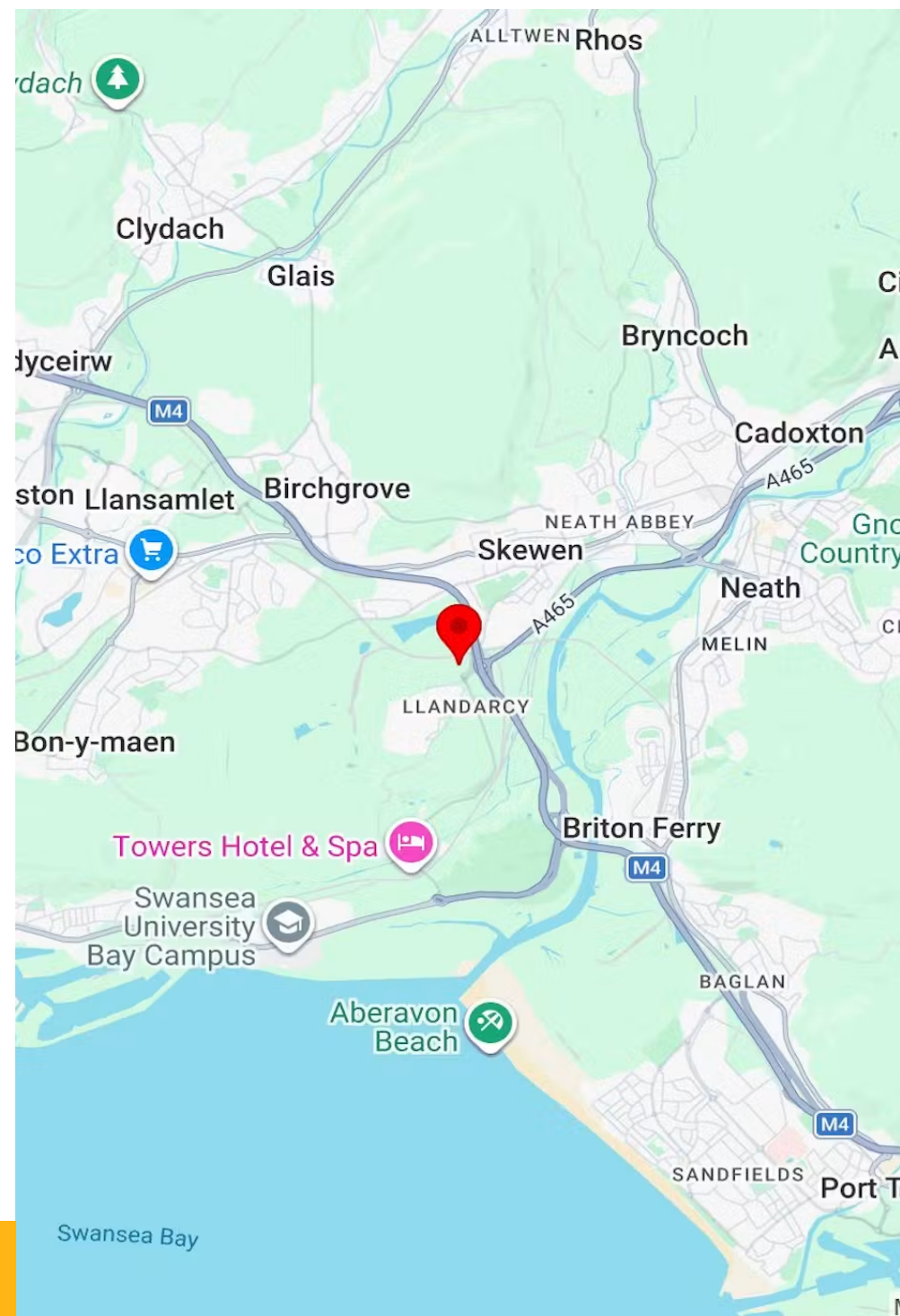
Airports

Cardiff Airport	39.8 Miles
Bristol	82 Miles



Train Stations

Skewen	0.9 Miles
Briton Ferry Rail Station	1.62 Miles
Neath Rail Station	2.18 Miles
Baglan Rail Station	2.90 Miles



Description

11a comprises a self-contained business unit which would suit office / light storage / R&D use.

Darcy Business Park, which is a busy, established commercial location with occupiers including Screwfix, Wales & West Utilities, Rugby Industrial Supplies and Wales Ambulance. In addition, Osprey's Rugby High Performance Training Centre is located adjacent with further amenity provided by a David Lloyd Health & Fitness Centre, Holiday Inn Express and Harvester.

Specification



EPC: C (65)

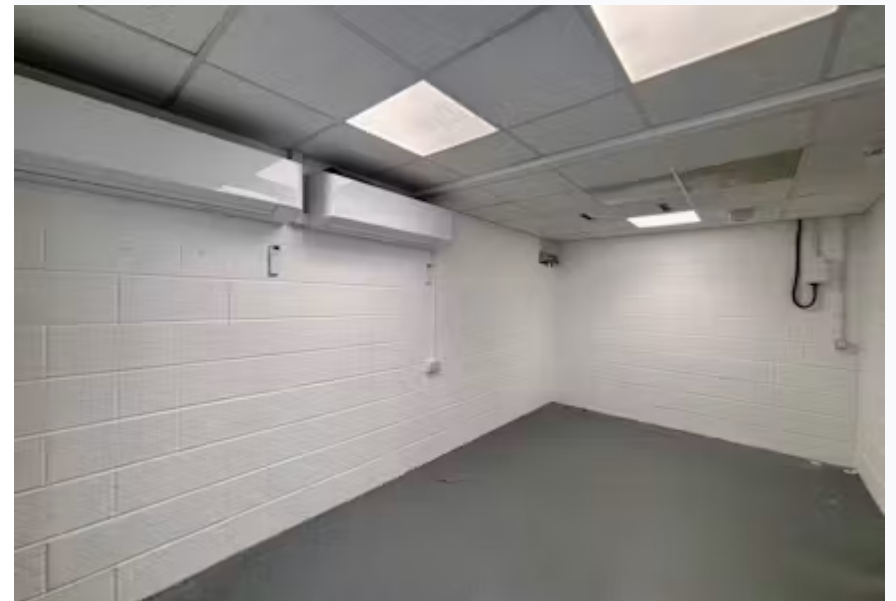


Lighting Type: LED



Air conditioning

Unit 11b, The Courtyard,
Llandarcy, SA10 6EJ



Sat Nav. SA10 6EJ



/////perch.urgent.roadmap



Terms

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

Rent

£23,000 per annum Excl. VAT payable in addition

Lease Terms

New Lease

Business rates

Rateable Value: £18,000
Rates Payable: £9,036 per annum based on April 2026 Valuation

Service charge

£4,044.62 per annum Current annual budget contribution for year ending 30.11.2026

Insurance

£707.25 per annum Current annual building insurance premium applicable to 11B

EPC

C (65)

VAT

Applicable

Availability

Available Immediately



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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.