

FORMER MORRIS WINDOWS PREMISES

HENSHAW STREET | PORT TALBOT | SA12 6NH



**INDUSTRIAL/WAREHOUSE
TO LET**

- GENEROUS INDUSTRIAL/WAREHOUSE AVAILABLE
- SECURE, SELF-CONTAINED YARD
- IDEAL FOR STORAGE, DISTRIBUTION OR LIGHT INDUSTRIAL USE
- WAREHOUSE AREA 2,212 SQ M (23,810 SQ FT)
- ASKING RENT £83,355PAX

LOCATION

The premises is located within a well-established industrial and commercial area sitting to the east of the town centre, near the River Afan. The premises benefits from excellent connectivity to J40 & 41 of the M4 motorway, offering direct links to Swansea, Cardiff, and wider South Wales region.

Prominent occupier in the vicinity such as Lidl, B&M, TWI Technology Centre, Neath Port Talbot Hospital, Press Glass and Howdens.



DESCRIPTION

The premises comprise a spacious warehouse with integrated, self-contained office accommodation. The unit benefits from full-height roller shutter access and a separate double pedestrian entrance. Externally, a secure, self-contained yard offers ample space for loading, parking, and easy manoeuvrability, ensuring efficient access to the building.

ACCOMMODATION

TOTAL:	2,212 SQ M	23,810 SQ FT
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RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office web site, that the property has a rateable value of £12,750.

UBR for Wales 2025/26 is 58.6p in the £.

Interested parties are asked to verify this information, by making direct contact with the local rating authority.

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1, Castle Court, Phoenix Way, Enterprise Park, Swansea, Wales, SA7 9EQ

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LEASE TERMS

The property is available on new lease terms.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

No Service Charge is currently payable.

The landlord to continue to insure the property and recover the proportion of building insurance premium from the tenant.

RENT

£83,355pax

EPC

To be Provided.

VAT

Our client reserves the right to charge VAT on all payments.

LEGAL COSTS

Each party to pay their own legal costs on this transaction.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact sole letting agents Hunt & Thorne Chartered Surveyors.

MATTHEW SIMS

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JUNE 2025

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