

UNIT 1 GLYNCORRWG WORKSHOPS

GLYNCORRWG | PORT TALBOT | SA13 3EA

**HUNT &
THORNE**
CHARTERED SURVEYORS



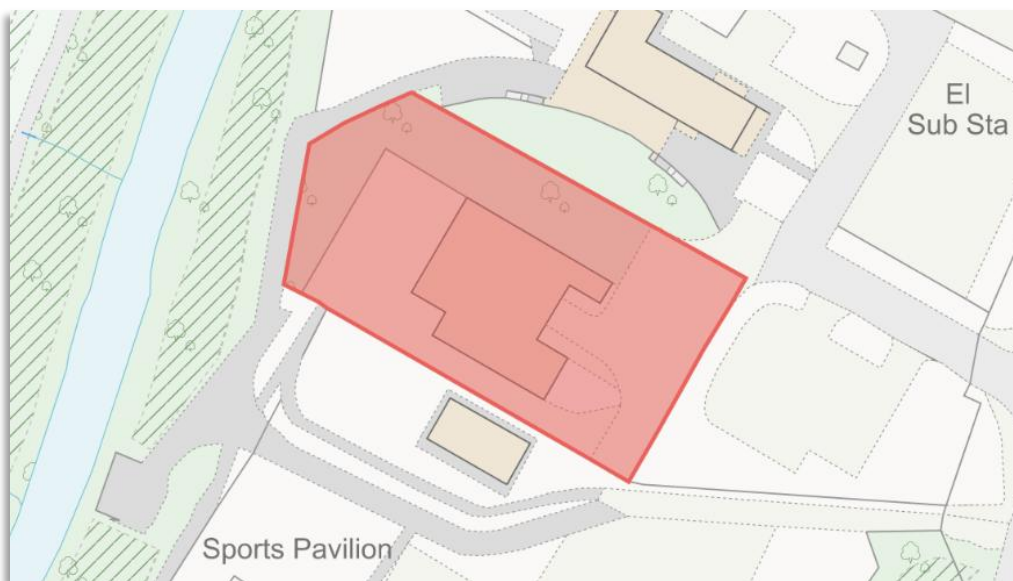
TRADE COUNTER/WAREHOUSE
TO LET

- TRADE COUNTER/WAREHOUSE PREMISES
- LOCATED JUST 15 MINUTES OFF J40 OF THE M4 MOTORWAY
- LOADING ACCESS TO THE FRONT ROLLER SHUTTER DOOR
- LARGE FORECOURT YARD LOCATED TO THE REAR
- ADDITIONAL CAR PARKING AREA
- 641.03 SQ M (6,900 SQ FT)
- ASKING RENT: £35,000 PAX

LOCATION

The property is situated at Ynysgorrwg Park, Glyncorrwg, Port Talbot, within the Afan Valley. The estate benefits from good road links, with access to the M4 motorway (Junction 40 at Port Talbot) approximately 10 miles to the south, providing direct connectivity east to Cardiff (c. 40 miles) and west to Swansea (c. 15 miles).

The location offers convenient access to the wider South Wales corridor, linking into the national motorway network, while also drawing upon the established workforce within Port Talbot, Neath and the Swansea Bay region, all of which are within easy commuting distance.



DESCRIPTION

The property comprises a single-storey detached building of solid construction with rendered elevations under a profiled sheet roof. The building provides a mix of workshop/storage accommodation including a mezzanine and ancillary office/amenity space, with loading access via a roller shutter door.

Externally, the property benefits from a generous forecourt and yard area, providing parking and circulation space, with potential for additional storage. The site is set against a backdrop of landscaped hillside, creating a private and secure working environment.

ACCOMMODATION

TOTAL AREA:	641.03 SQ M	6,900 SQ FT
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VAT

All prices are quoted excluding VAT. Our client reserves the right to charge VAT on all payments.

RATEABLE VALUE

We have been informed via an online enquiry on the Valuation Office web site that the property has a rateable value of £10,250.

UBR for Wales for 2025/26 is 0.568p in the £.

Interested parties 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

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne 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. 5. All terms quoted exclusive of VAT unless otherwise stated.

LEASE TERMS

The property is available on new lease terms.

RENTAL

£35,000 pax

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

A service charge is not currently payable in relation to the site. The landlord to continue to insure and recover the premium cost from the tenant.

EPC

Rating: D

5467-3148-2046-0979-0038

ANTI MONEY LAUNDERING REGULATIONS

Regulations require checks on all prospective tenants/purchasers. Photo ID plus proof of address is required before a transaction can proceed. AML searches are outsourced to our partner Credas (Certified Digital Identity Verification Service).

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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JASON THORNE

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October 2025

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