

UNIT 8 GLAN LLWYD

TYN Y BONAU ROAD | PONTARDULAIS | NR. SWANSEA SA4 8SF

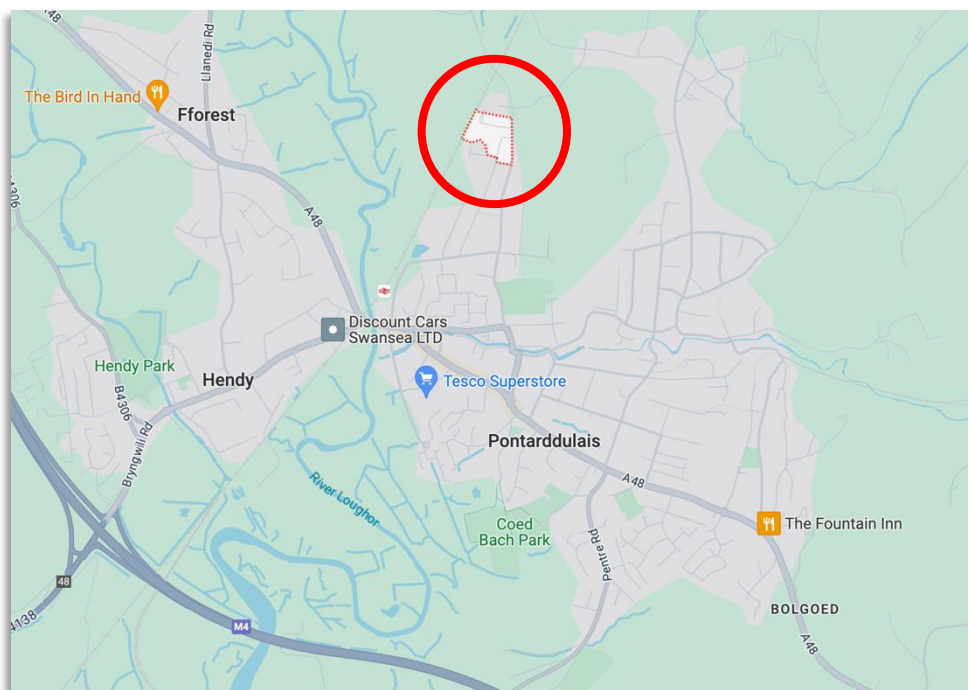


INDUSTRIAL TO LET

- MODERN INDUSTRIAL BUILDING
- FLEXIBLE LEASE TERMS
- CLOSE TO J48 OF THE M4 MOTORWAY
- 80.5 SQ M (867 SQ FT)
- £9,600 PAX

LOCATION

The property is located on Glan Llwyd, an industrial estate that leads off the Pontardulais Industrial Estate, accessed via Tyn y Bonau Road and Woodville Street, north of Hendy and Pontardulais town centre. The development lies only 3 miles northeast of J48 of the M4 motorway.



DESCRIPTION

A semi-detached industrial premises, which is of steel portal frame construction, clad externally, with alloy sheeting. The building benefits from 3.10 m minimum eaves and dedicated car parking and loading area to the front of the property.

ACCOMMODATION

Total:	80.5 SQ M	867 SQ FT
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RATEABLE VALUE

We have been informed via an online enquiry on the Valuation Office, that the property has a rateable value of £3,700.

UBR for Wales 2025/26 is 56.8p 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 9LA

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 a new lease, terms open to negotiations.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

The tenant to pay the landlord the service charge towards the upkeep of the external common areas. This is currently £1,200 pax. The landlord to continue to insure the property and recover the premium cost from the tenant.

RENT

£9,600 pax

EPC

EPC rating: E

CN: 9492-3002-0434-0700-6401

VAT

All prices are quotes exclusive of VAT. VAT will be payable on all payments.

LEGAL COSTS

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

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.

JASON THORNE

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07825 372503

January 2026

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