

TO LET

INDUSTRIAL

242-244 Neath Road, Landore, Swansea,
SA1 2JG



- DETACHED INDUSTRIAL AND TRADE COUNTER UNIT ALONG A PROMINENT MAIN ROAD POSITION
- FORECOURT AREA WITH DESIGNATED PARKING FOR APPROXIMATELY 18-20 SPACES TO THE FRONT
- MAIN WORKSHOP WITH LARGE MEZZANINE FLOOR TO APPROXIMATELY 80% OF ITS FLOOR AREA
- ADDITIONAL ENCLOSED YARD AREA TO SIDE ELEVATION MEASURING 0.302 ACRE (0.122 HECTARE) WITH ANCILLARY WORKSHOP AND TWO STOREY OFFICE BLOCK
- TOTAL GROSS INTERNAL AREA OF 713.47 SQ.M (7,679.79 SQ. FT.) EXCLUDING MEZZANINE FLOOR

OFFERS IN THE REGION OF
£69,950 PA

LOCATION

The property occupies a prominent and highly accessible position fronting Neath Road within the established commercial area of Landore, approximately 1.5 miles north of Swansea city centre. Neath Road represents one of the principal arterial routes serving this part of the city and provides convenient access towards Swansea city centre, the A4067 and the wider regional road network, including the M4 motorway.

The immediate locality is characterised by a mixture of industrial, trade-counter, automotive and roadside commercial uses. Nearby occupiers include a Texaco filling station, vehicle repair businesses, hardware suppliers, tile and flooring retailers and other trade-related operators, reinforcing the area's established commercial character.

DESCRIPTION

The property comprises a detached industrial/trade-counter unit together with a substantial secure yard, separate workshop and detached two-storey office block, occupying a site extending to approximately 0.79 acres (0.321 hectare) in total.

The principal building is of steel portal-frame construction and provides approximately 577.21 sq.m (6,213 sq. ft.) of ground-floor accommodation. Internally, the building has been subdivided in part to provide a principal sales and trade-counter area together with various offices, staff facilities and other ancillary accommodation. A substantial mezzanine floor has been installed over approximately 80% of the building's footprint, providing an additional 465.84 sq.m (5,014 sq. ft.) of storage accommodation.

Vehicular loading is provided by two roller-shutter doors positioned along the principal elevation, with an approximate clearance height of 4.68 metres. A further roller-shutter door is situated within the southern side elevation and provides direct access between the main building and the adjoining secure yard.

The main building is approached directly from Neath Road over a relatively large, predominantly surfaced forecourt, providing convenient vehicular access, loading and potential customer or staff parking.

To the side is a substantial secure yard, formerly operated as a vehicle dismantling and scrap yard. The yard is arranged over split levels and incorporates extensive areas of surfaced open storage together with a separate workshop of approximately 100.62 sq.m (1,083 sq. ft.) and a detached two-storey office block extending to approximately 35.64 sq.m (384 sq. ft.).

The yard benefits from additional gated access along the southern and western boundaries from Siloh Road. This provides the potential for the yard and ancillary buildings to be accessed independently of the principal unit, subject to the configuration and management of the site.

ACCOMMODATION

The property provides the following approximate areas:

Description	Gross Internal Area	
Main Workshop	577.21 sq.m	6,213.13 sq. ft.
<i>subdivided in part to accommodate a trade counter, office and staff area (including kitchen and w.c. facilities), roller shutter clearance height of 4.68m with a min eaves height of 4.30m, increasing to 5.95m to the apex.</i>		
Mezzanine	465.84 sq.m	5,014.34 sq. ft.
<i>comprising open storage within the main workshop to approximately 80% of its floor area.</i>		
Total	1,043.05 sq.m	11,227.39 sq. ft.

Description	Gross Internal Area	
Ancillary Workshop	100.62 sq.m	1,083.07 sq. ft.
<i>arranged over a single bay and located within the secure yard area, which can be accessed via a roller shutter loading door to the front with a clearance height of 3.97m, minimum eaves height of 3.54m, increasing to 6.29m to the apex.</i>		
Office Block	35.64 sq.m	383.62 sq. ft.
<i>arranged over two floors and located within the secure yard area, comprising two private office rooms and a single toilet cubicle.</i>		
Total	136.26 sq.m	1,466.70 sq. ft.

RATES

As stated on the VOA website the Rateable Value for the subject premises is as follows:

Rateable Value (2026): £43,000

From 1st April 2026, there are three multipliers which may apply to a property in Wales. The provisional multipliers announced for 2026-27 are as follows.

- A retail multiplier of 0.350, applicable to small to medium sized retail shops with a rateable value below £51,000.
- A standard multiplier of 0.502, applicable to most other properties.
- A higher multiplier of 0.515, applicable to properties with a rateable value above £100,000.

We advise that all enquiries should be made with the Local Authority Rates Department to verify this information. For further information visit www.voa.gov.uk.

VAT

Please be advised that all figures quoted are exclusive of VAT (if applicable).

TERMS & TENURE

Our client's interest is available by the way of a new effective full repairing and insuring occupational lease (under terms to be negotiated).

VIEWING

By appointment with Sole Agents:

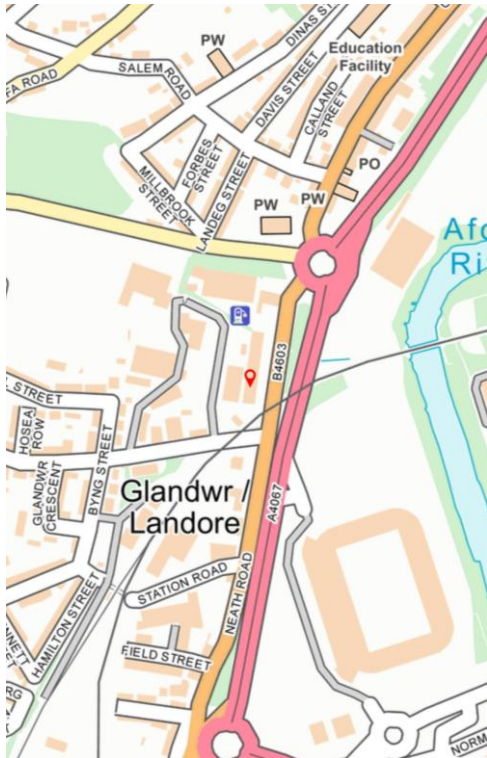
Astleys Chartered Surveyors
Tel: 01792 479 850
Email: commercial@astleys.net



Mezzanine Floor



Forecourt



Main Workshop



Secure Yard

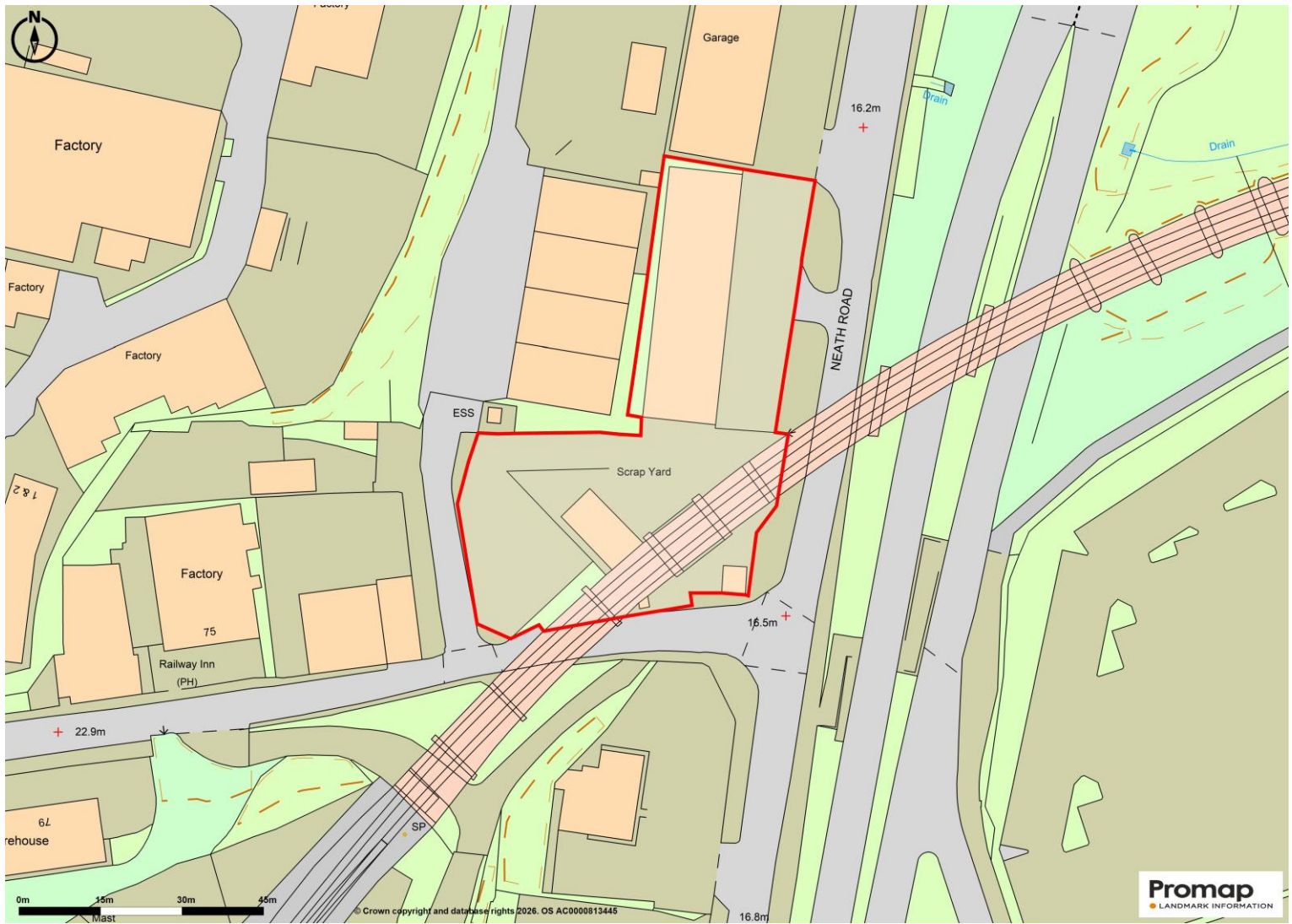


Ancillary Workshop

Astleys gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Astleys has any authority to make any representation or warranty whatsoever in relation to this property.

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Street View

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