Lambert Smith Hampton

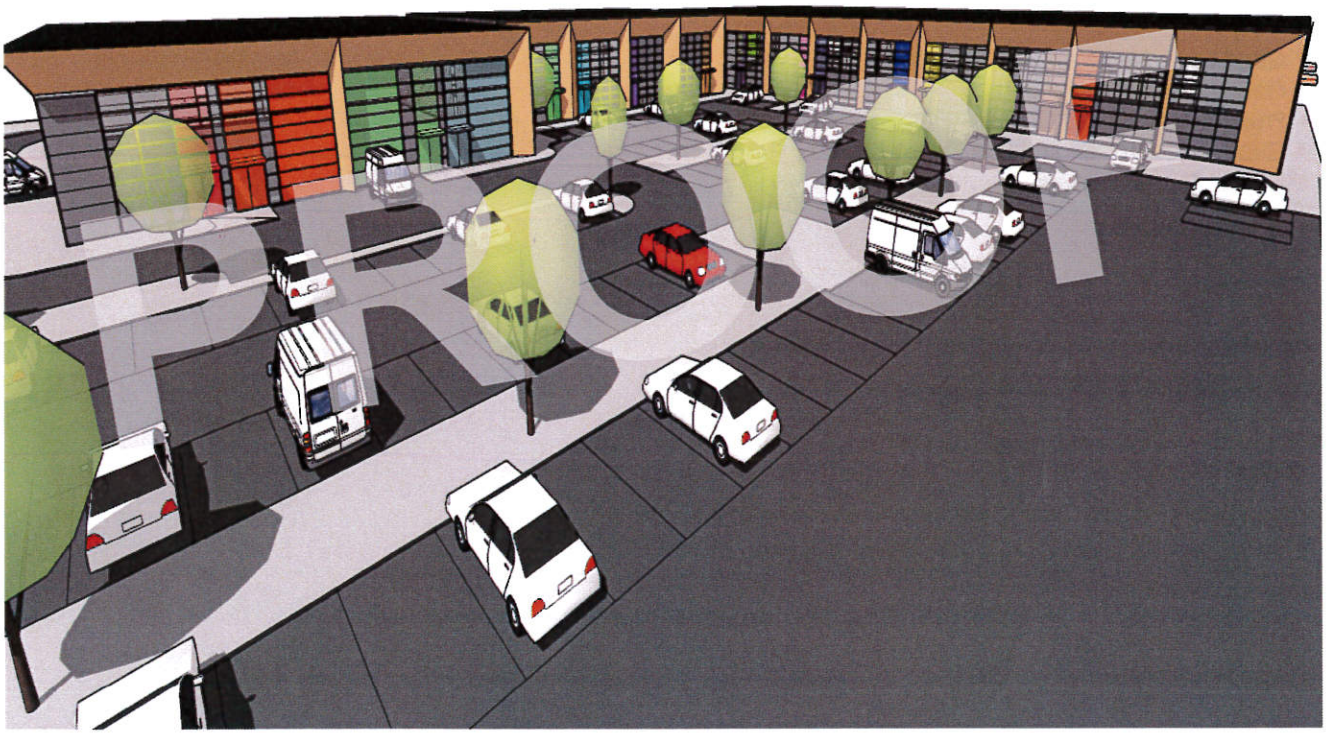
01792 702800
www.lsh.co.uk

To Let

Business Space

Hybrid

Spectrum, Harbour Side, Port Talbot SA13 1RU



- From 105-2,272.69 Sq M (1,130-24,463 Sq Ft)
- Prominent Roadside Location
- Adjacent to Mainline Railway Station

Lambert Smith Hampton
Axis 17 Axis Court, Mallard Way, Swansea Vale, Swansea SA7 0AJ **T** +44 (0)1792 702800

Spectrum, Harbour Side, Port Talbot SA13 1RU

Location

The development is located between Port Talbot Parkway, LBS Builders Merchants and the Court House, benefitting from high visibility from the A4241 dual carriageway. The immediate area is known as Harbour Side, which is one of the Council's strategic development areas.

Good communications are provided to the M4 motorway at J41 & J42. The Port Talbot Parkway mainline railway station is only 2 hours and 42 minutes from London Paddington.

Description

The accommodation is housed in 3 detached buildings. A further phase exits on site which could provide extra car parking or yard area.

The development will have feature colour panels elevations on a modern portal frame structure. A central courtyard will exist for car parking and loading areas.

- Good Eaves Height of 6m
- Good On-Sste Car Parking
- Prominent Position
- Good Access to M4 and Port Talbot Parkway Station
- Hi-tech Design Features

Accommodation

Please see attached availability schedule.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

The Landlord reserves the right to charge VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Rateable Value

Please see availability schedule.

Rental

Please see availability schedule.

Lease Terms

The property will be available on flexible lease terms.

EPC

An EPC will be provided upon completion.

Viewing and Further Information

Viewing strictly by prior appointment with the joint agents:

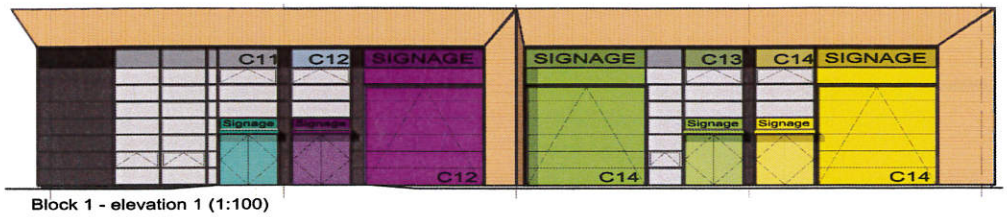
Kane Athay
Richard Hayward Properties
07968 570001
kane@rh-properties.com

Jason Thorne
Lambert Smith Hampton
01792 487256
07775 740370
jthorne@lsh.co.uk

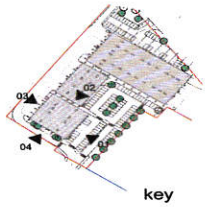
PROOF

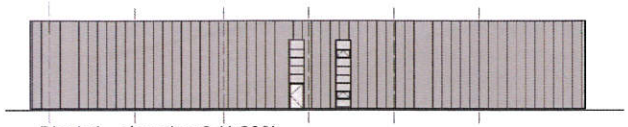
Spectrum, Harbour Side, Port Talbot SA13 1RU

Elevations Block 1

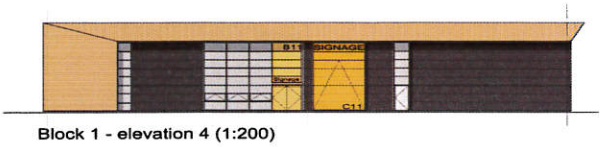


Block 1 - elevation 1 (1:100)

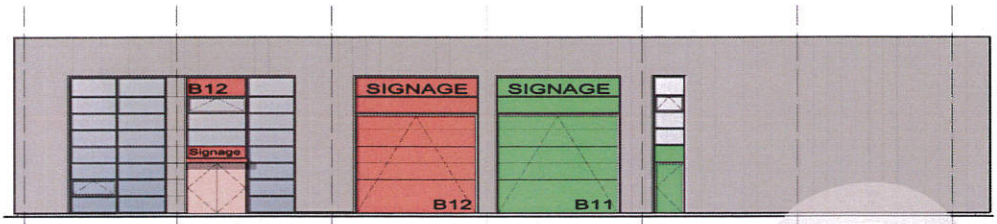




Block 1 - elevation 2 (1:200)



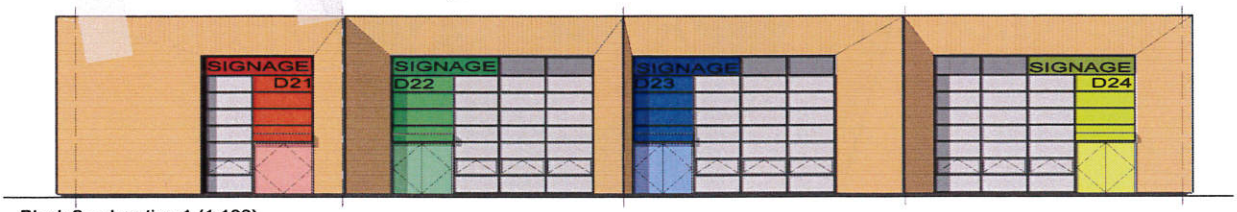
Block 1 - elevation 4 (1:200)



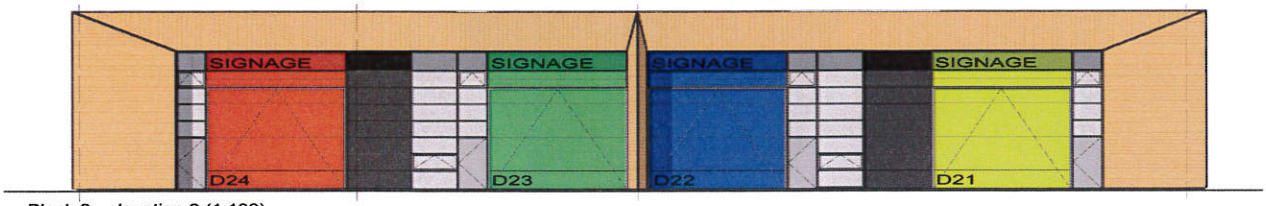
Block 1 - elevation 3 (1:100)

Image Copyright reproduced by .

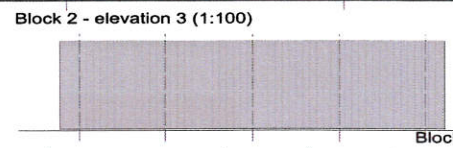
Elevations Block 2



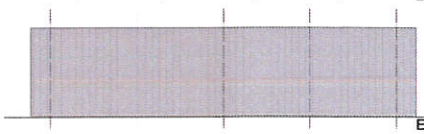
Block 2 - elevation 1 (1:100)



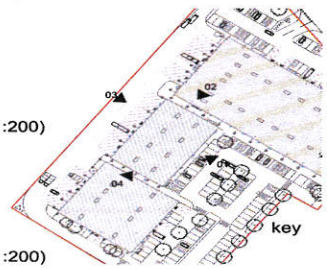
Block 2 - elevation 3 (1:100)



Block 2 - elevation 4 (1:200)



Block 2 - elevation 2 (1:200)



- 05/07/14 CM FIRST ISSUE
Rev Date Check Description

T +44 29 2075 7722
www.downsmerrifield.com

DOWNS MERRIFIELD architects

Project
B1 B8 DEVELOPMENT
CRAMIC WAY, PORT TALBOT
Guinevere Holdings

Title
BLOCK 2 ELEVATIONS

Status
Draft Planning

Scale at A3
1:100 & 1:200

Job No
061

Sheet No
A-00-103

Rev

Please consider the environment before printing this document
Refer to dimensions where provided - do not scale from this drawing

Image Copyright reproduced by .

Spectrum, Harbour Side, Port Talbot SA13 1RU

The Scheme

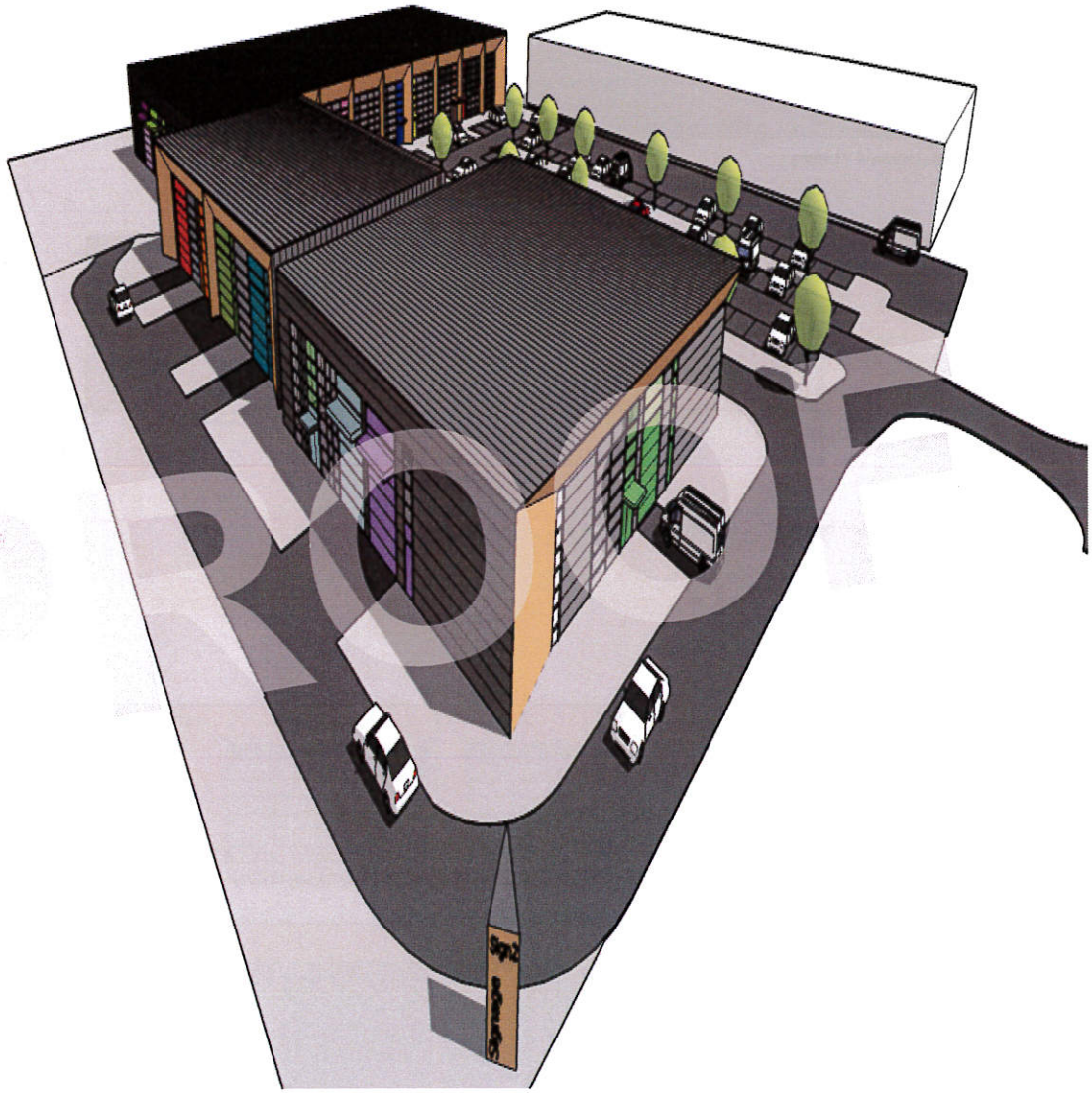


Image Copyright reproduced by Lambert Smith Hampton

February 2015 (T11)

© Lambert Smith Hampton

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that:

(i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract.

(ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warrantee or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.

(iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.

(iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.

(v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH.

(vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.

Lambert Smith Hampton

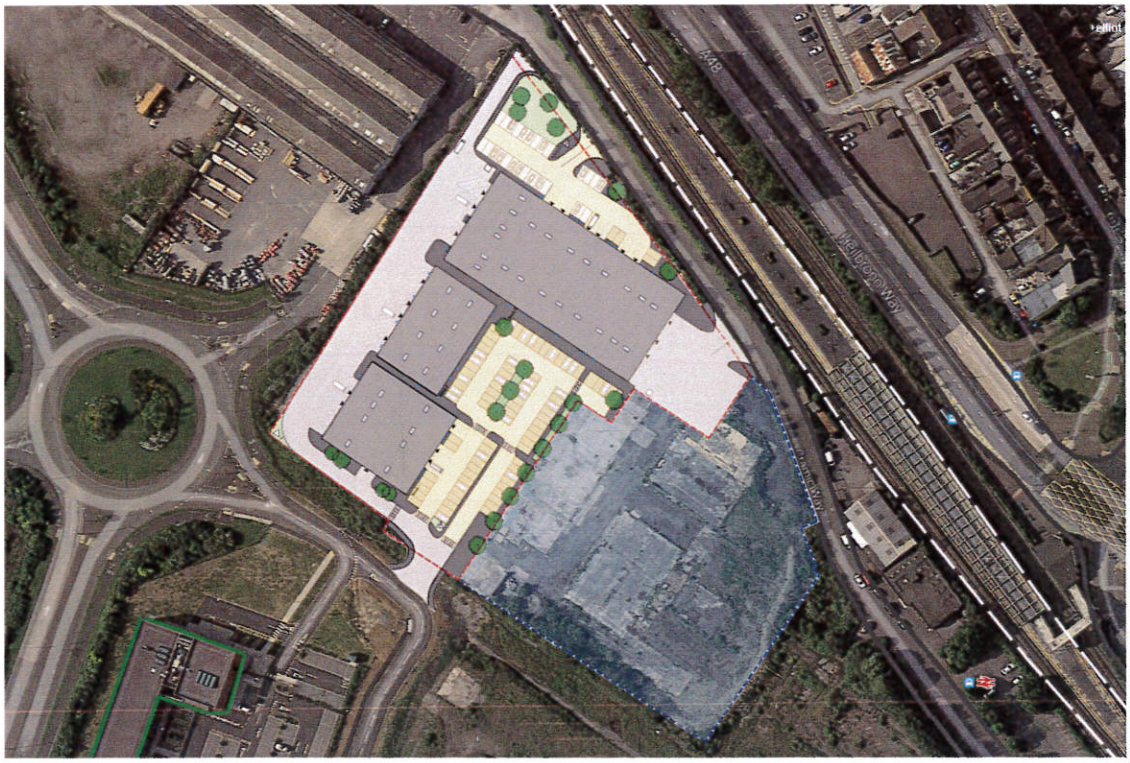
01792 702800

www.lsh.co.uk

SPECTRUM
Harbour, Side, Port Talbot SA13 1RU

Lambert Smith Hampton
01792 702800
www.lsh.co.uk

Site Plan



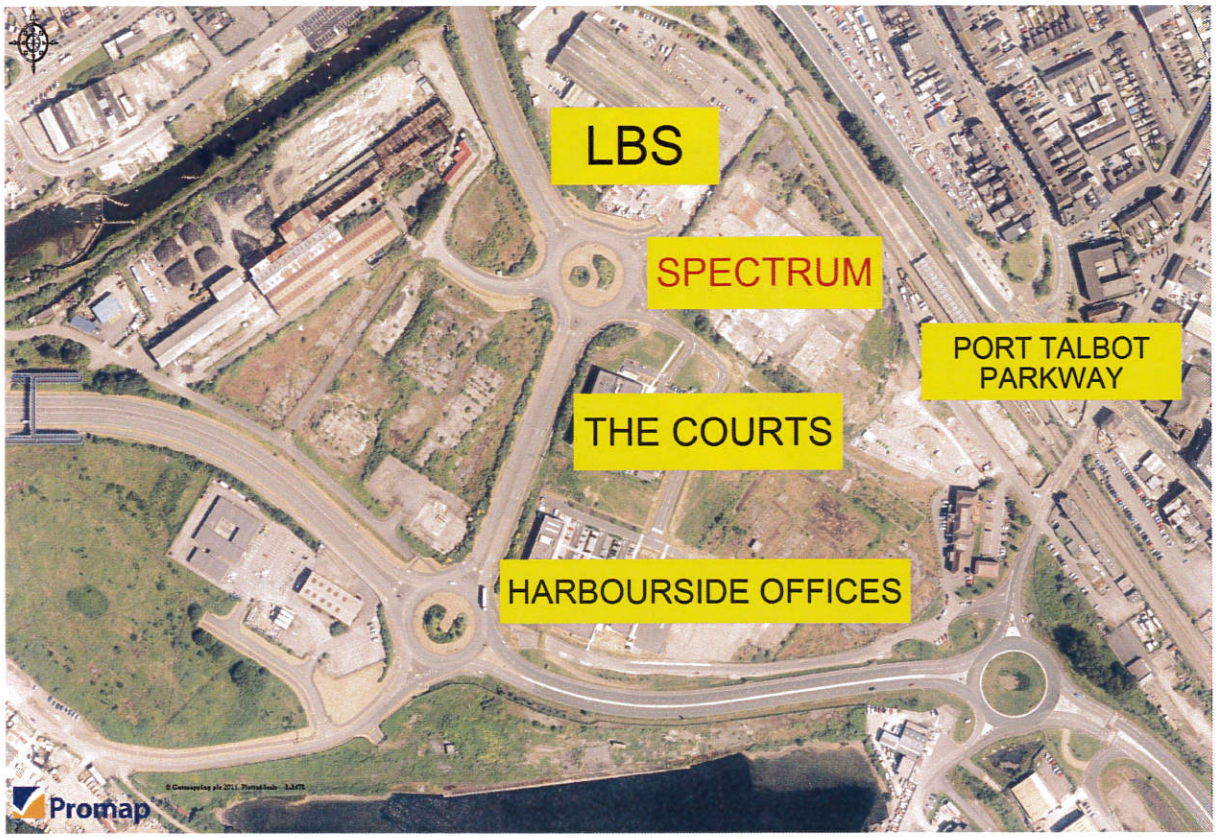
Site Layout Plan

SPECTRUM
Harbour, Side, Port Talbot SA13 1RU

Lambert Smith Hampton

01792 702800
www.lsh.co.uk

Location Plan



Lambert Smith Hampton
01792 702800
www.lsh.co.uk

SPECTRUM
Harbour Side, Port Talbot

AVAILABILITY SCHEDULE

Unit	Size	Rental	Service Charge	Building Insurance	Rateable Value	Rate in the £ 2014/15	Availability
Block 1							
B11	245 m2 (2,637 ft2)	TBA	TBA	TBA	TBA	47.3p	Oct 2015
B12	240 m2 (2,583 ft2)	TBA	TBA	TBA	TBA	47.3p	Oct 2015
C11	120 m2 (1,292 ft2)	TBA	TBA	TBA	TBA	47.3p	Oct 2015
C12	120 m2 (1,292 ft2)	TBA	TBA	TBA	TBA	47.3p	Oct 2015
C13	105 m2 1,130 ft2)	TBA	TBA	TBA	TBA	47.3p	Oct 2015
C14	105 m2 (1,130 ft2)	TBA	TBA	TBA	TBA	47.3p	Oct 2015
Total	**10,064 ft2**						
Block 2							
D21	200 m2 (2,153 ft2)	TBA	TBA	TBA	TBA	47.3p	Oct 2015
D22	198 m2 (2,131 ft2)	TBA	TBA	TBA	TBA	47.3p	Oct 2015
D23	198 m2 (2,131 ft2	TBA	TBA	TBA	TBA	47.3p	Oct 2015
D24	200 m2 (2,152 ft2)	TBA	TBA	TBA	TBA	47.3p	Oct 2015
Total	**8,567 ft2**						
Block 3							
A31	160 m2 (1,722 ft2)	TBA	TBA	TBA	TBA	47.3p	Oct 2015
A32	160 m2 (1,722 ft2)	TBA	TBA	TBA	TBA	47.3p	Oct 2015
A33	160 m2 (1,722 ft2)	TBA	TBA	TBA	TBA	47.3p	Oct 2015
C30	105 m2 (1,130 ft2)	TBA	TBA	TBA	TBA	47.3p	Oct 2015
C31	105 m2 (1,130 ft2)	TBA	TBA	TBA	TBA	47.3p	Oct 2015
C32	105 m2 (1,130 ft2)	TBA	TBA	TBA	TBA	47.3p	Oct 2015
C33	105 m2 (1,130 ft2)	TBA	TBA	TBA	TBA	47.3p	Oct 2015
C34	105 m2 (1,130 ft2)	TBA	TBA	TBA	TBA	47.3p	Oct 2015
C35	105 m2 (1,130 ft2)	TBA	TBA	TBA	TBA	47.3p	Oct 2015

Lambert Smith Hampton
01792 702800
www.lsh.co.uk

C36	118 m2 (1,270 ft2)	TBA	TBA	TBA	TBA	47.3p	Oct 2015
C37	118 m2 (1,270 ft2)	TBA	TBA	TBA	TBA	47.3p	Oct 2015
C38	118 m2 (1,270 ft2)	TBA	TBA	TBA	TBA	47.3p	Oct 2015
C39	118 m2 (1,270 ft2)	TBA	TBA	TBA	TBA	47.3p	Oct 2015
C40	118 m2 (1,270 ft2)	TBA	TBA	TBA	TBA	47.3p	Oct 2015
C41	118 m2 (1,270 ft2)	TBA	TBA	TBA	TBA	47.3p	Oct 2015
B31	215 m2 (2,314 ft2)	TBA	TBA	TBA	TBA	47.3p	Oct 2015
B32	240 m2 (2,583)	TBA	TBA	TBA	TBA	47.3p	Oct 2015
Total	**24,463**						

NOTE: Our client reserves the right to levy VAT on all rental and service charge payments

For further information contact:

Jason Thorne
Lambert Smith Hampton
T: 01792 487256
M: 07775 740370
E: jthorne@lsh.co.uk