

Industrial / Development Opportunity

52,821ft² on 1.15 acres



Isaacs Place
Port Talbot
SA12 6NP



Location

The industrial/warehouse unit is located just off Isaacs Place and adjacent to the Afan Way (A4241) roundabout. The site is situated in primarily a residential area with several smaller independent industrial / car repair operators. Adjacent to the site there are notable retail occupiers such as McDonalds, ATS Euromaster and Brandon Hire.

The site is situated in close proximity to the M4 motorway, with access via Baglan Way and the A4241 to Junction 41.

Description

The property comprises a large warehouse constructed of a steel portal frame structure with brick and block work elevations. There are offices to the ground floor and further storage is available on a mezzanine.

The site also includes an open yard fronting Isaacs Place.

Accommodation

These areas are subject to on site verification in accordance with the latest RICS Code of Measuring Practice.

Floor	Size (sq ft)	Size (sq m)
Warehouse	49,182	4,569.19
Ground Floor Offices	141	13.13
First Floor Mezzanine	3,498	324.96
Total	52,821	4,907.28

Purchase Price

Freehold Purchase Price £399,000 exclusive.

Rates

Interested parties to rely on their own enquiries to relevant Local Authority Rates Department.

VAT

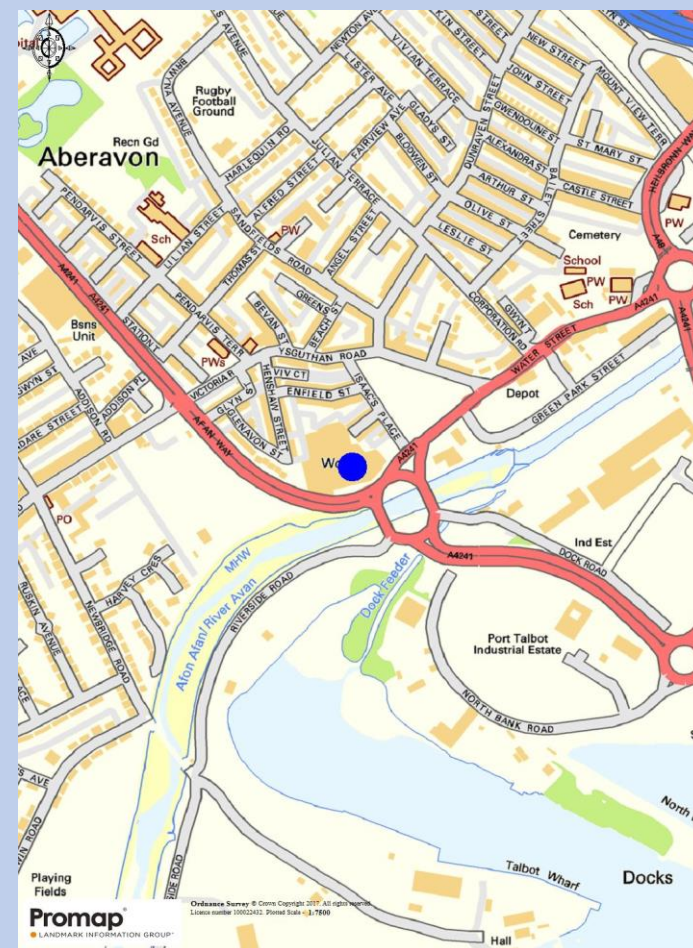
All figures quoted are exclusive of V.A.T. where applicable.

Energy Performance Certificate

Energy Performance Certificate will be produced upon completion of the development.

Costs

Each party is to bear their own legal and professional costs incurred in the transaction.



Further Information

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