

**UNIT 8 PLAYERS INDUSTRIAL ESTATE,  
CLYDACH, SA6 5BQ**

# WAREHOUSE UNIT TO LET

357.1m<sup>2</sup> (3,844ft<sup>2</sup>) | £20,000 p/a

WITHIN CLOSE PROXIMITY TO J45 OF THE M4 MOTORWAY



GLANMOR CHARTERED  
SURVEYORS

01792 439105 | [info@glanmorproperty.co.uk](mailto:info@glanmorproperty.co.uk)

10th Floor, Princess House, Swansea, SA1 3LW



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### LOCATION

The subject property is an industrial/warehouse building, located within an established industrial within Clydach.

Conveniently located a SHORT DISTANCE from the M4 Motorway and the A4067 which leads to the upper part of the Swansea Valley. Clydach is a village in the City and County of Swansea. It is located some 6 miles north-east of Swansea city centre and approximately 1.5 miles from junction 45 of the M4 motorway.

### DESCRIPTION

The unit is located in the centre of the site with parking provided to the front elevation. Accommodation is predominantly warehouse space but also provides some ancillary space, entrance lobby and toilet facilities. The unit also benefits from electric roller shutter doors, solar panels and 3 phase electric.



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### TENURE

The unit is available immediately on new full repairing and insuring lease terms. Terms to be negotiated.

### VAT

All figures are exclusive of VAT, where applicable.

### BUSINESS RATES

Rateable Value

£11,500

UBR for Wales 2024/25

56.2 p in the £

Interested parties are asked to verify rates payable by contacting the local authority.

### CONTACT

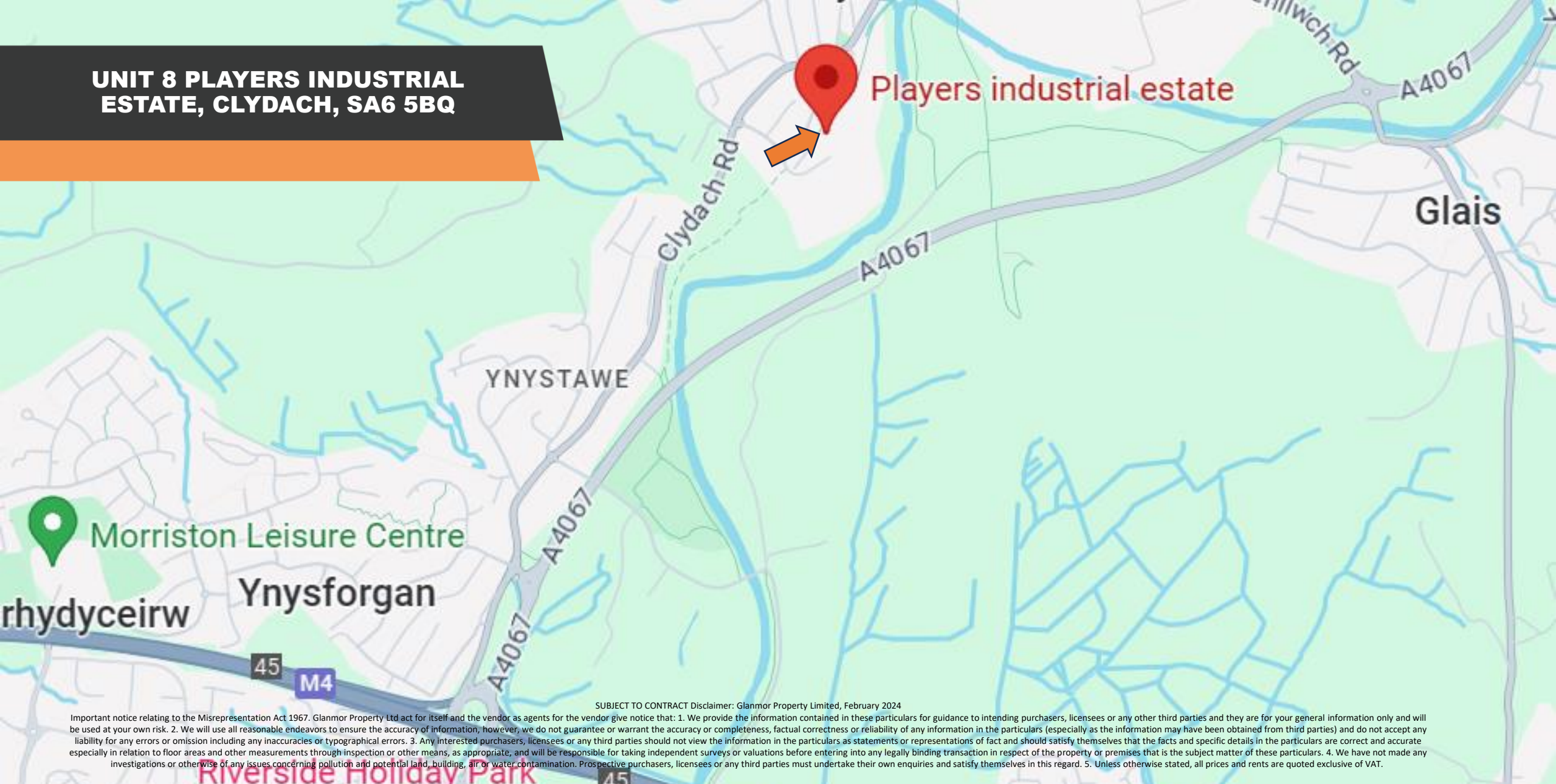
For further information and to arrange a viewing please contact Glanmor Chartered Surveyors.

**Tel: 01792 439105**

**Email: [info@glanmorproperty.co.uk](mailto:info@glanmorproperty.co.uk)**



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| Unit    | Company |
|---------|---------|
| 1       |         |
| 1a      |         |
| 1b      |         |
| 1c      |         |
| 2       |         |
| Yard 2  |         |
| 3       |         |
| 4       |         |
| 4a      |         |
| Yard 4  |         |
| 5       |         |
| 6       |         |
| 7       |         |
| Yard 7  |         |
| 8       |         |
| 9a      |         |
| 9b      |         |
| 9c      |         |
| Yard 9c |         |
| 10      |         |
| 11      |         |
| Yard 11 |         |
| Yard 12 |         |
| Yard 14 |         |
| Yard 15 |         |



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