

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

# WAREHOUSE UNIT TO LET (FORMERLY USED AS A GYM – D2)

536.8m<sup>2</sup> (5,778ft<sup>2</sup>) Inc. mezz | £22,500 p/a

WITHIN CLOSE PROXIMITY TO J45 OF THE M4 | MEZZANINE FLOOR SPACE INCLUDED

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USE CLASS D2 – GYM USE

### 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 ground floor ancillary space, toilet facilities and a mezzanine floor (197.7m<sup>2</sup> (2,129ft<sup>2</sup>)). The unit also benefits from electric roller shutter doors, solar panels and 3 phase electric.

The unit was formerly used as a gym under Use Class D2



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USE CLASS D2 – GYM USE

## 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                      £12,000  
UBR for Wales 2023/24            53.5 p in the £

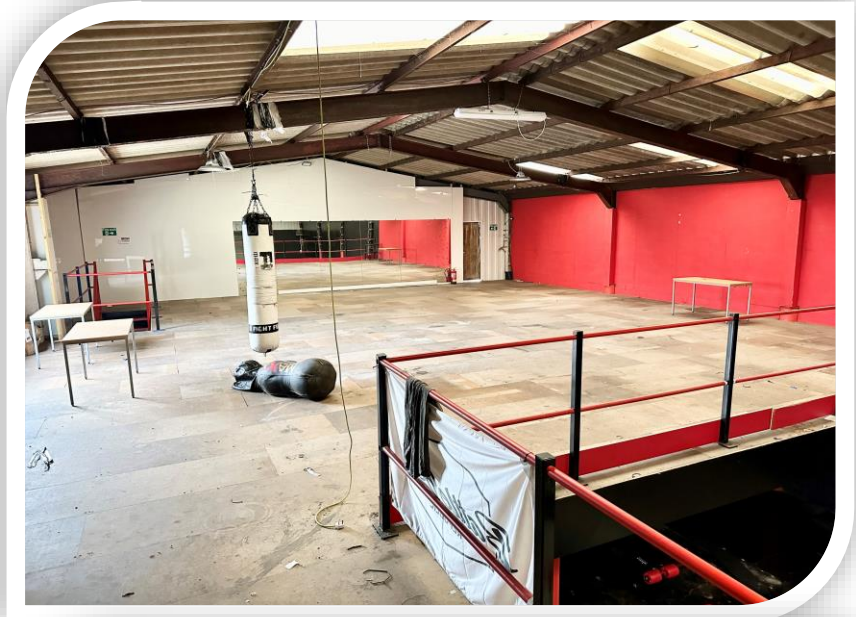
Interested parties are asked to verify rates payable by contacting the local authority.

## CONTACT

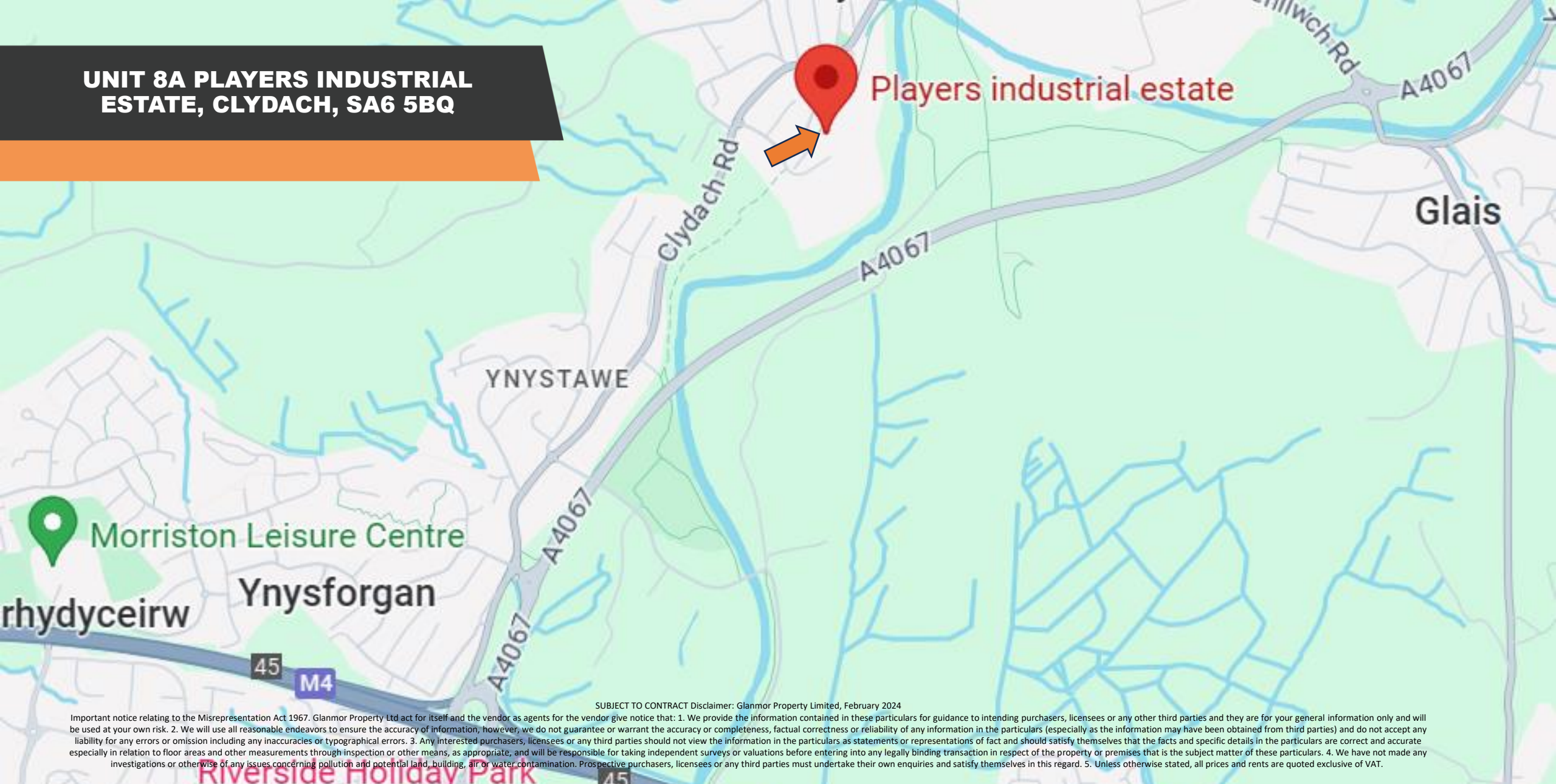
For further information and to arrange a viewing please contact Glanmor Chartered Surveyors.

**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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