

**PEN YR ALLTWEN QUARRY, BRYN
LLEWELLYN, ALLTWEN, SA8 3BR**

DETACHED WAREHOUSE UNITS & YARD

STORAGE UNITS & YARD TO LET

UNIT 1 & YARD - 73.96 SQ.M (796.1 SQ.FT) £12,500 p/a UNIT 2 – 140 SQ.M (1,507 SQ.FT) £8,000 p/a |

WITHIN PEN YR ALLTWEN QUARRY | WELL LOCATED OFF THE A4067 | ENCLOSED YARD APPROX. 0.57 ACRES)



**GLANMOR CHARTERED
SURVEYORS**

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Cambrian House, Cambrian Place, Swansea, SA1 1RH



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LOCATION

The property occupies a roadside position at the main entrance to the Quarry within Alltwen, Pontardawe. Alltwen is a village in the Swansea Valleys in Wales, a short distance away from Pontardawe which is on the opposite bank of the River Tawe. Pontardawe is a rural town approximately 4 Miles off the M4 corridor, with good link roads.

The city of Swansea is located approximately 9 miles to the south-west of the subject property and is accessed via the A4067 which is the main Swansea Valley Road.

DESCRIPTION

The subject unit is of mainly block construction with metal cladding to one elevation and profile metal sheet to the roof. The unit benefits from 3-phase power, an electric roller shutter door, and mains water.

There is an adjoining yard which is approximately 0.57 acres, mainly level and fenced to the rear.

Roller Shutter Door

Width – 4.48m

Height – 3.88m



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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 £TBC

UBR for Wales 2024/5 56.2 p in the £

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

RENT

Unit 1 & Yard (0.57 acres) - £12,500 p/a exclusive

Unit 2 - £8,000 p/a exclusive

ENERGY PERFORMANCE CERTIFICATE

Energy rating and score n/a

CONTACT

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

Tel: 01792 439105

Email: info@glanmorproperty.co.uk

