

**UNIT 1 CRAMIC BUSINESS PARK,
CRAMIC WAY, PORT TALBOT, SA13 1RU**

**INDUSTRIAL / WAREHOUSE UNIT NEAR PORT
TALBOT HARBOUR**



INDUSTRIAL/WAREHOUSE UNIT TO LET

446.6 SQ.M (4,807 SQ.FT) | £28,644 P/A

WITHIN CRAMIC BUSINESS PARK | PORT TALBOT PARKWAY TRAIN STATION & PORT TALBOT HARBOUR / PORT NEARBY |



GLANMOR CHARTERED
SURVEYORS

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INDUSTRIAL / WAREHOUSE UNIT

LOCATION

Situated in an accessible position in the centre of Port Talbot to the south side of Port Talbot Parkway Train Station. The unit is accessed from Cramic Way which is accessible from Harbour Way. The unit also benefits from being visible from Heilbronn Way flyover which is the main thoroughfare through Port Talbot.

Cramic Business Park is located approximately 10 miles to the east of the city centre of Swansea and is approximately 2 miles from junctions 40 & 41 of the M4 Motorway. In addition, the subject unit is located a short distance from Port Talbot Harbour and Port.

DESCRIPTION

Cramic Business Park comprises of a large steel frame industrial/warehouse building which has been separated to provide several individual units. The subject unit is positioned on the corner of the main building with a roller shutter door to the rear and a pedestrian access to the side. Steel frame construction with half height brick elevations with metal cladding above. The unit benefits from ancillary space on the ground floor with a mezzanine office above. There is 3 phase power to the unit.

Minimum eaves – 5.79m

Roller shutter – height – 4.20m Width – 3.618m



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INDUSTRIAL / WAREHOUSE UNIT

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

£28,644 per annum exclusive

ENERGY PERFORMANCE CERTIFICATE

Energy rating and score [D - 97](#)

CONTACT

For further information and to arrange a viewing please contact

Glanmor Chartered Surveyors

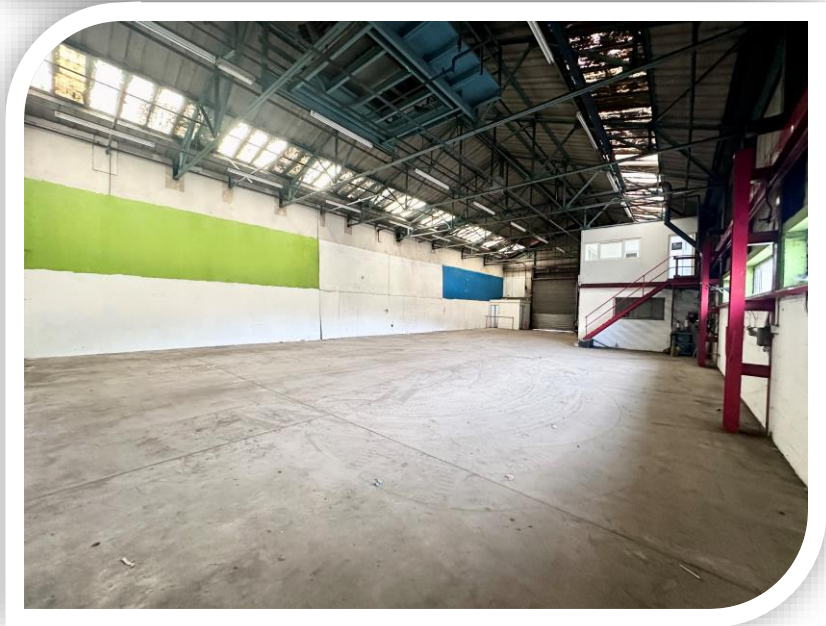
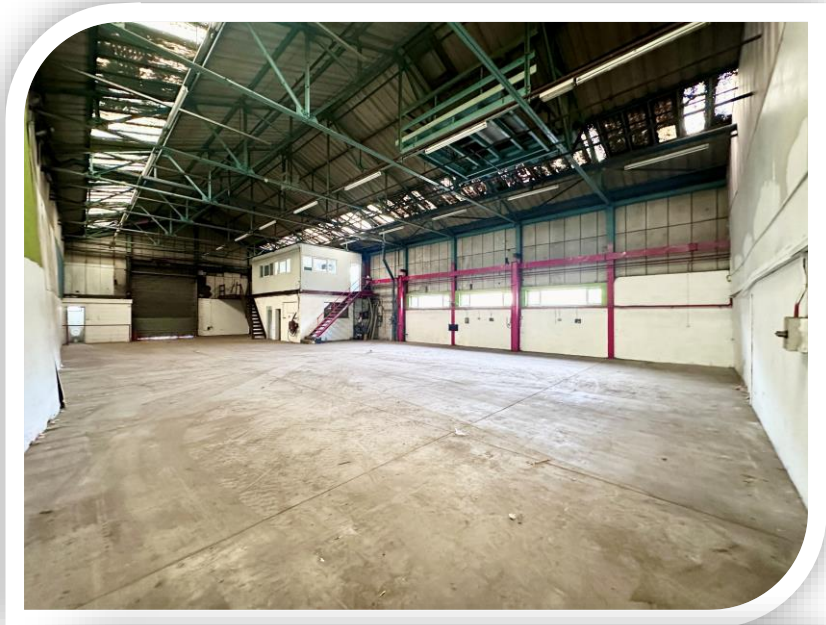
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INDUSTRIAL / WAREHOUSE UNIT

ACCOMMODATION

Description	Area sq m	Area sq ft
Warehouse	377	4058
Entrance & Ancillary	34.8	375
Mezzanine Office	34.8	375
Gross Internal Area	446.6	4807

SERVICE CHARGE

Service charge will be payable in relation to the joint shared maintenance of the access road.

