

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

WAREHOUSE UNIT & OFFICES

WAREHOUSE UNIT & OFFICES TO LET

UNIT 1 & 2 (OFFICES) – 38.45 SQ.M (414 SQ.FT) £5,000 p/a | UNIT 3 (WAREHOUSE) – 143.82 SQ.M (1,548 SQ.FT) £8,000 p/a
WITHIN PEN YR ALLTWEN QUARRY | WELL LOCATED OFF THE A4067 |



**GLANMOR CHARTERED
SURVEYORS**

01792 439105 | info@glanmorproperty.co.uk

Cambrian House, Cambrian Place, Swansea, SA1 1RH



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LOCATION

The site is located 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

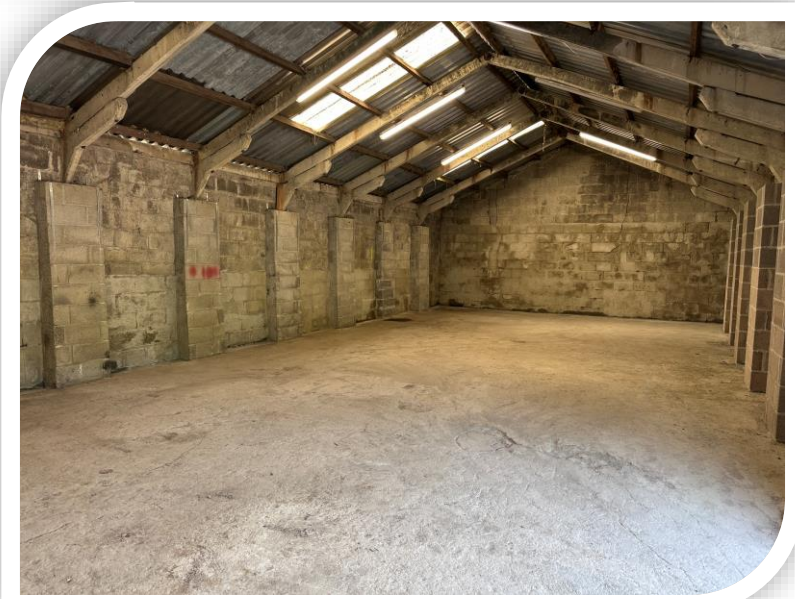
The offices are at the entrance of the site and are in a good state of repair. Units 1 & 2 comprise two office rooms, kitchenette, storeroom and WC facilities.

Unit 3 is a warehouse unit with a concrete frame and mainly block construction and profile metal sheet to the roof. The unit benefits from an electric roller shutter door, and mains water. The unit comprises a main warehouse area, storage room/potential WC and a second smaller storage room.

Roller Shutter Door

Width – 3.2 m

Height – 3.1 m



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WAREHOUSE UNIT & OFFICES

TENURE

Both units are 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 2025/6 56.2 p in the £

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

RENT

Unit 1 & 2 (offices) - £5,000 p/a exclusive

Unit 3 (warehouse) - £8,000 p/a exclusive

ENERGY PERFORMANCE CERTIFICATE

Office energy rating and score **108 - E**

Warehouse energy rating and score - **exempt**

CONTACT

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

Tel: 01792 439105

Email: info@glanmorproperty.co.uk

