

**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) £6,950 p/a  
WITHIN PEN YR ALLTWEN QUARRY | WELL LOCATED OFF THE A4067 |



**GLANMOR CHARTERED  
SURVEYORS**

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Cambrian House, Cambrian Place, Swansea, SA1 1RH



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## WAREHOUSE UNIT & OFFICES

### 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

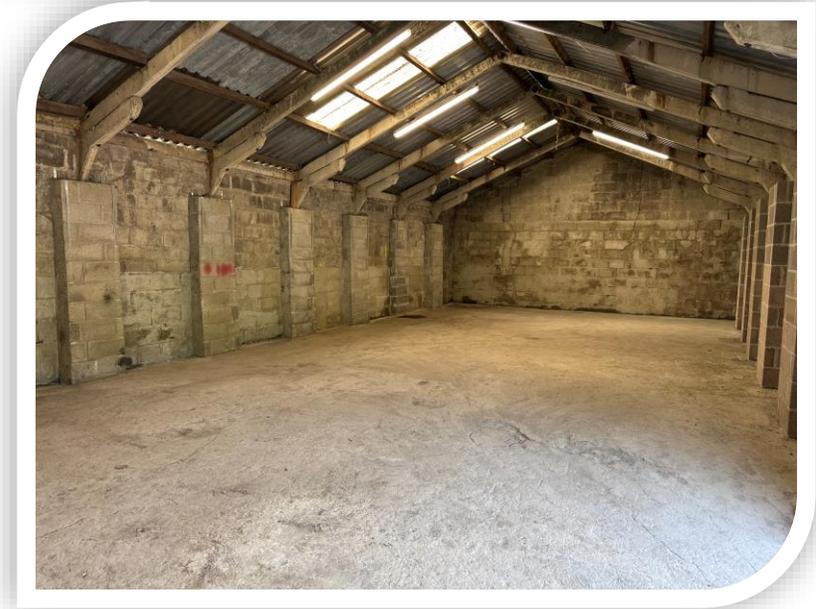
The offices are at the entrance of the site and are in a good state of repair. Units 1 & 2 comprise two office rooms, kitchenette, storeroom and WC facilities.

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) - £6,950 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

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