UNIT 12 LLWYN Y GRAIG, GARNGOCH INDUSTRIAL ESTATE, GORSEINON, SA4 9WG

INDUSTRIAL/WAREHOUSE UNIT WITH PARKING & YARD

INDUSTRIAL/WAREHOUSE UNIT

975 SQ.M (10,495 SQ.FT) | TO LET £45,000 P/A | CLOSE TO JUNCTION 47 OF THE M4 MOTORWAY

WITHIN GARNGOCH INDUSTRIAL ESTATE | MIN EAVES 4.9m | 10 X ALLOCATED PARKING SPACES TO FRONT | YARD TO REAR

GCS | GLANMOR CHARTERED SURVEYORS

01792 439105 | info@glanmorproperty.co.uk

Cambrian House, Cambrian Place, Swansea, SA1 1RH

RICS Regulated by RICS

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LOCATION

The premises are conveniently situated in the upper section of Garngoch Industrial Estate, with access directly from Phoenix Way. Located approximately 5.5 miles northwest of Swansea city centre. The property also benefits from convenient access to junction 47 of the M4 motorway, which lies around 1 mile to the north-east of the subject unit.

DESCRIPTION

The property comprises an end-terrace unit of portal frame construction, clad with alloy sheeting to both the walls and roof. The unit has been fitted out to a high specification and is well presented throughout.

The accommodation includes a ground floor laboratory, reception area, and warehouse space. The first floor provides office accommodation, meeting room, canteen area, and additional storage space around the mezzanine. Externally, there are 10 parking spaces to the front elevation, while to the rear there is a roller shutter door providing access to a yard area.

EAVES

Min Eaves: 4.9m
Apex: 7.0m

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TENURE
The unit is available immediately on new full repairing and insuring lease terms.

VAT
All figures are exclusive of VAT, where applicable.

BUSINESS RATES
Rateable Value £42,250
UBR for Wales 2026/27 50.2 p in the £
Interested parties are asked to verify rates payable by contacting the local authority.

AVAILABLE
The unit is available at a rental of £45,000 pax

ENERGY PERFORMANCE CERTIFICATE
Energy rating and score: 76 D

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

Tel: **01792 439105**
Email: **info@glanmorproperty.co.uk**

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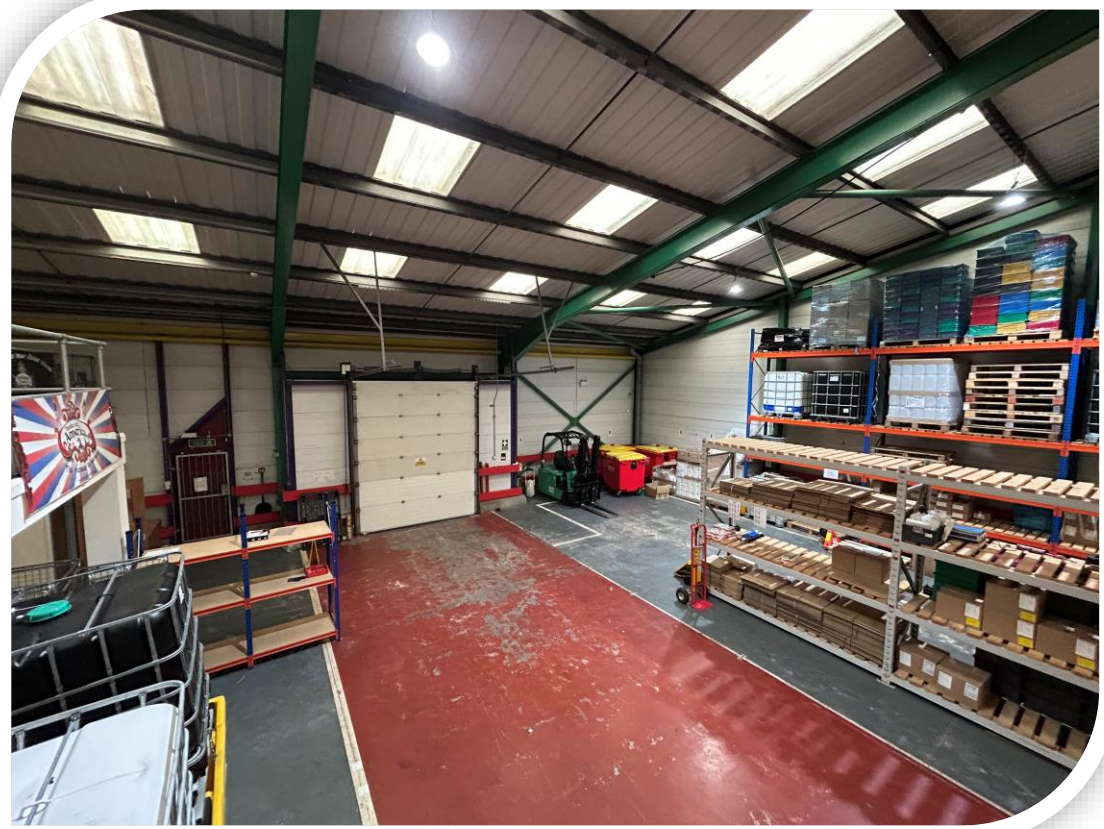

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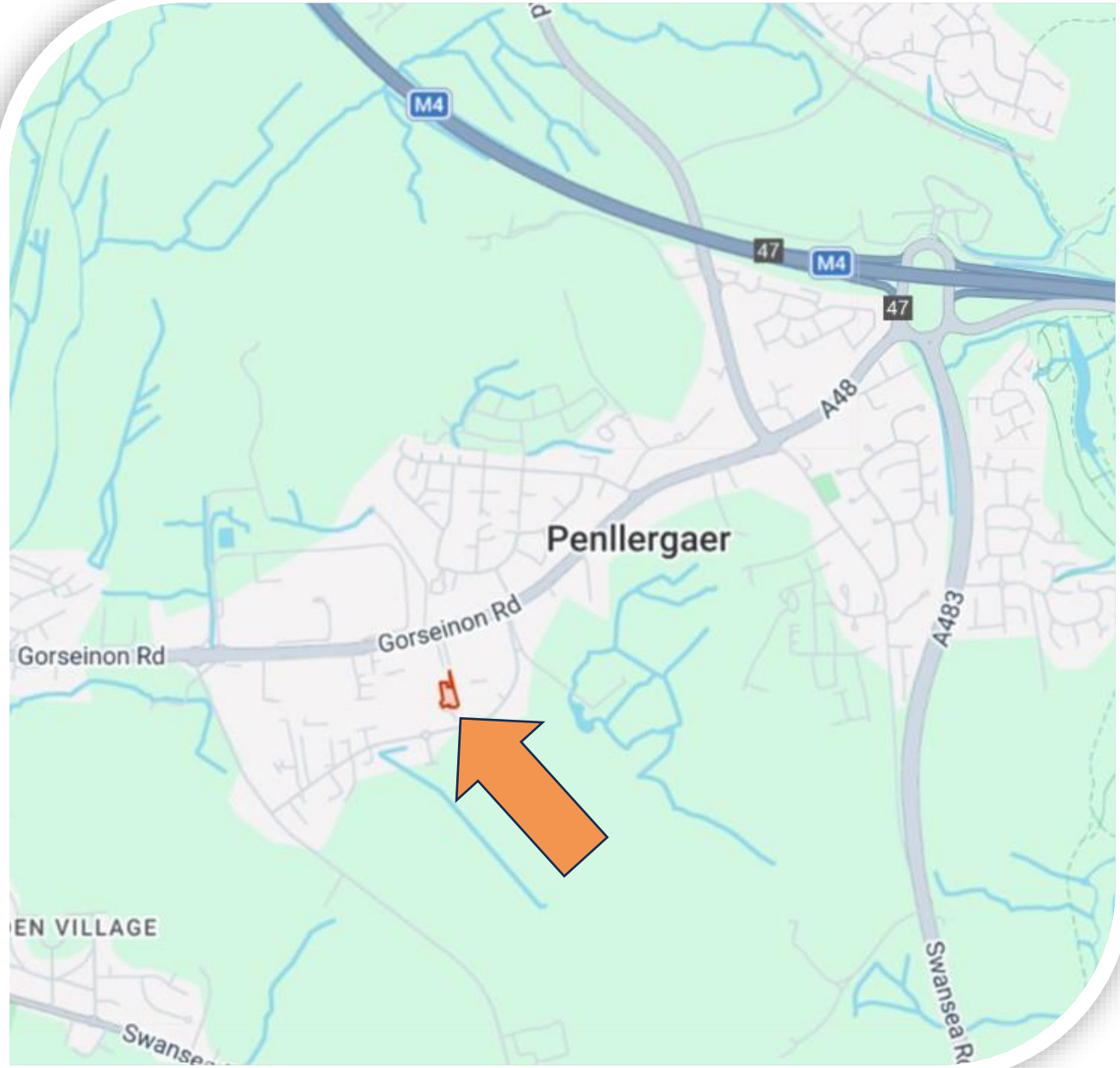
ACCOMMODATION

Description	Area sq m	Area sq ft
G/f offices/lab	337.7	3635
G/f warehouse	287.6	3096
F/f office/ancillary space	193.1	2079
Mezzanine storage space	156.6	1686
GIA	975	10495



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