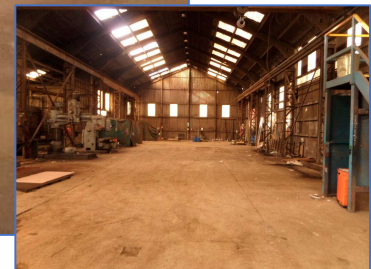


TO LET *(May Sell)*

Fmr. 'JM Fabweld' Premises, Llewellyn's Quay, Port Talbot, SA13 1RF

Detached Workshop With 10t. Craneage + Large Secure Yard



- **Detached Unit Of 8,401 Sq.Ft. (780 Sq.M.)**
 - **On Site Of 0.98 ac. (0.39 ha.)**
- **Prominently Situated at Entrance to Estate**

Location (SA13 1RF)

The subject property is situated within Llewellyns Quay, a mixed use development to the south-east of Port Talbot town centre.

It is strategically placed very close to the major Tata Steelworks which is currently undergoing a £1.25bn. refurbishment programme to provide new electric arc furnaces. Llewellyns Quay is also close to the first dedicated hub being planned for floating offshore wind in the Celtic Sea.

Access to the area is via the A4241 Harbour Way dual carriageway linking Llewellyn's Quay with J.39 of the M4.

The unit is situated close to the entrance to the estate – see below:



Description

The property comprises a detached former heavy engineering workshop benefitting from the following:

- Steel framed construction;
- Max. eaves height of 10.m.
- 3x. loading/access doors;
- 2x. 10t. gantry cranes;
- Integral office & amenity facilities;
- Situated within own secure compound.

Accommodation (Gross Internal Areas)

	Sq.M.	Sq.Ft.
Main Workshop	587	6,316
Office/amenity block	95	1,023
Canteen/wc.	47	501
TOTAL	780	8,401
On Site	0.39 ha.	0.84 ac.

Mains Services

We understand that the property benefits from mains water and 3x phase electricity which is supplied through ABP.

User

The estate has a general overall consent which includes Use Classes B1 & B8.

SUBJECT TO CONTRACT

MARCH 2026

Terms

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

Alternatively our clients may consider a sale of their freehold interest.

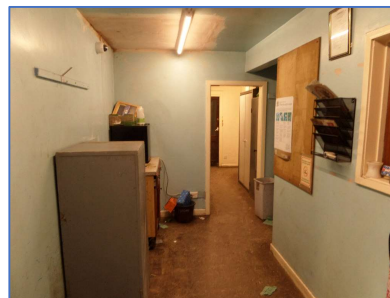
Quoting Rent/Price

Quoting Rent - £45,000 pa.

Quoting Price – On application

Estate Service Charge

There is an estate service charge to cover the cost of maintaining the private roadway which runs through the entire estate.



Business Rates (2016)

The property has a Ratable Value of £24,750 (2026). Business rates payable (2026/2027) are expected to be c. £12,425 pax.

Energy Performance Certificate (EPC)

107 – Band “E”

Business Support

For further advice for businesses please contact:

Economic Development Unit at Neath Port Talbot Borough Council on **(01639) 686 385**.

Welsh Government (Flexible Support for Business) on **03000 60 3000**

Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

VAT

All figures quoted are exclusive of VAT.

Viewing

For further information or to arrange an inspection please contact the sole agents:



MICHAEL BRUCE MRICS:
Mobile: 07920 144 603

michael@dlpsurveyors.co.uk

IMPORTANT MESSAGE

DLP Surveyors Ltd gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information herein (whether text, plans or photographs) is given in good faith but should not be relied upon as being a statement of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any facilities are in good working order. 4. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is a reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.