Office

CHARTERED SURVEYORS

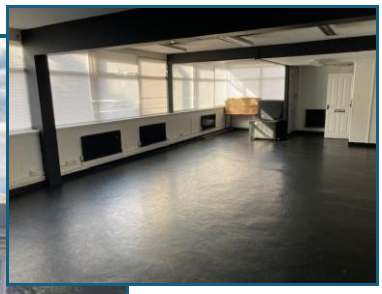
01656 658445 dlpsurveyors.co.uk 029 2056 2952

TO LET

SUITE G LLEWELLYN'S QUAY, PORT TALBOT, SA13 1RF

Single Storey Offices, Stores + Ancillary Accommodation







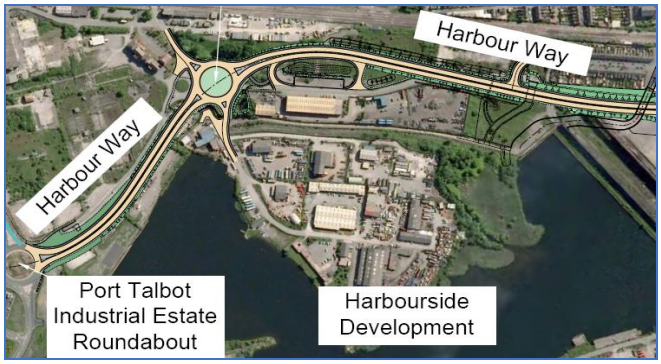
- **Single Storey Offices & Stores Of 1,345 sq.ft. *(125 sq.m.)***
- **Self Contained Offices & Ancillary**
- **Adjacent Surfaced Car Parking**
- **Situated Within Busy Courtyard Development**

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 in the town, and access to the area has been greatly enhanced by the construction of the A4241 Harbour Way, the dual carriageway linking Llewellyn's Quay with J.39 of the M4.

The unit itself is situated within the office quarter and opposite the CIWB complex and Bro's Café.



Description

The property comprises a semi-detached single storey office/stores unit, benefiting from the following:

- Open Plan office;
- Kitchen facilities;
- Secure Strong Room;
- Separate Office & Stores area:
- Car Parking Area.

Accommodation (Net Internal Areas)

	Sq.Ft.	*Sq.M.*
Open Plan Office	544	*51*
Rear Office/Store	298	*28*
Strong Room	28	*3*
2x Ancillary Stores	75	*7*
TOTAL GIA	**1,345**	*125*

Mains Services

We understand that the property benefits from mains electricity, and mains water.

User

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

Estate Service Charge

The occupier is to contribute towards an estate service charge to cover the cost of maintaining the private roadway which runs through the entire estate, as well as foul drainage maintenance, and shared central heating costs.

Terms

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

Quoting Rent

Offers are invited in the region pf £11,500 pa.

Business Rates (2026)

Rateable Value (2026) £5,700*
Rates Payable (2026/2027) – c.£2,861 pa.

**property may be applicable for Small Business Rates Relief*

Energy Performance Certificate (EPC)

117 – Band "E"



Business Support

For further advice for businesses please contact:

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

Additional assistance may also be available from the Welsh Assembly Government (Business Wales) 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 letting agents:

dlp CHARTERED SURVEYORS
01656 658445
www.dlpsurveyors.co.uk

Michael Bruce MRICS
07920 144 603

michael@dlpsurveyors.co.uk

SUBJECT TO CONTRACT **NOVEMBER 2026**

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