

## TO LET

### Suites B & C Llewellyn's Quay, Port Talbot, SA13 1RF

Single Storey Offices + Ancillary Accommodation



- **Single Storey Offices Totaling Of 256 sq.m. (2,759 sq.ft.)**
  - **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 adjacent to Bro's Café.



## Description

The property comprises a single storey mid terrace of a series of cellular offices and ancillary accommodation.

- Offices recently refurbished;
- Primarily cellular office space;
- Ancillary boardroom, storage, and kitchen facilities;
- Oil-fired central heating system;
- Adjacent car parking.

## Accommodation (Net Internal Areas)

	Sq.M.	Sq.Ft.
<b>TOTAL OFFICES</b>	<b>256</b>	<b>2,759</b>
<i>Plus:</i>		
<i>Kitchen</i>		
<i>Stores/Wcs</i>		

## Mains Services

We understand that the property benefits from mains electricity, and mains water. The offices also benefit from an oil-fired central heating system.

## User

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

## Business Rates (2017)

The property has a Ratable Value of £16,000 (2017). Rates payable 2022/2023 - £8,560 pa.

## Energy Performance Certificate (EPC)

115 – Band "E"

## Estate Service Charge

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

The service charge also **includes** the cost of heating.

Further due to rising fuel costs the landlords will agree to cap the service charge for the first 12 months of a term.

## Terms

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

## Quoting Rent

On application.



## 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 agents:



**Michael Bruce MRICS**  
**07920 144 603**

[michael@dlpsurveyors.co.uk](mailto:michael@dlpsurveyors.co.uk)

**SUBJECT TO CONTRACT**

**DECEMBER 2022**

### IMPORTANT MESSAGE

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