

TO LET

Suites E & F Llewellyn's Quay, Port Talbot, SA13 1RF

2 Storey Offices + Ancillary Accommodation



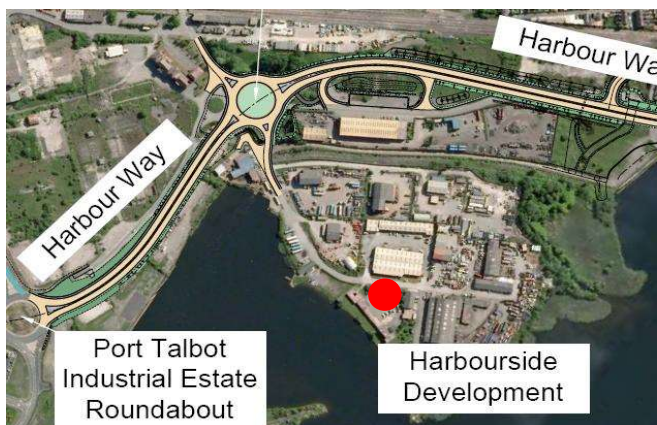
- **2 Storey Offices Totaling Of 293 sq.m. (3,146 sq.ft.)**
 - **Self Contained Offices & Ancillary**
 - **Adjacent Surfaced Car Parking**
- **Situated Within Busy Courtyard Development**

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 an end of terrace containing 2 storeys of office and ancillary accommodation.

- Offices recently refurbished;
- Mixture of open plan and cellular office space;
- Ancillary kitchen facilities;
- Oil-fired central heating system;
- Adjacent car parking.

Accommodation (Gross Internal Areas)

	Sq.M.	Sq.Ft.
TOTAL	293	3,146
<i>Inc.:</i>		
GROUND FLOOR	140	1,512
FIRST FLOOR	152	1,634
Kitchen		
Store		
Wcs.		

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.

Terms

The property is available to let on a new full repairing and insuring lease for a term to be agreed. The landlords may also consider separately leasing each floor

Quoting Rent/Price

On application.

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.

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.

Business Rates (2017)

The property has the following Ratable Values:

Ground Floor	-	£6,700
First Floor	-	£8,500

Energy Performance Certificate (EPC)

115 – 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 agents:



Michael Bruce MRICS:

Mobile: 07920 144 603

michael@dipsurveyors.co.uk

SUBJECT TO CONTRACT

DEC 2022

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.