



TO LET

138 Heol Y Gors,
Swansea, **SA5 8LT**

Well located workshop / industrial unit with extensive site / yard area - close proximity to Swansea city centre and the M4 Motorway

- Strategic site with excellent road links
- Portal frame workshop 9,728 sq ft
- Min. eaves 5.8 metres, max. eaves 7 metres
- 8 No. level roller shutter doors (width 4.3 metres, height 3.8 metres)
- Gantry crane & inspection pits
- Office, trade counter and welfare facilities
- Extensive external yard / site area approx. 2.26 acres



Size

2.51 Acres (1.02 Hectares)

Rent

£70,000 per annum VAT payable in addition

Location

The property is located off Heol-Y-Gors linking to Carmarthen Road, leading into Swansea City Centre from the western suburbs and J47 of the M4 Motorway. The property lies approximately 1.5 miles north of the city centre and four miles south of J47 of the M4 motorway. Occupiers in the immediate vicinity include Sytner BMW and Mini, Wickes, Boots Opticians, Enterprise-Rent-A-Car and Speedy Hire.



Description

The property provides extensive external site / yard space alongside a functional workshop / industrial unit providing welfare and services.

Workshop / industrial unit = 9,728 sq ft (Gross Internal Area)

External / site area = Approx. 2.26 acres

Total site area = Approx. 2.51 acres

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Lease Terms

New Lease

Business rates

Rates Payable: RV to be confirmed

Insurance

£4,000 per annum Building insurance premium -
Landlord insures the property and recovers the
premium from the Tenant

Legal Costs

Each party to bear their own costs

VAT

Applicable

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All terms quoted exclusive of VAT unless otherwise stated.

Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.