



TO LET

Unit 12, Kenfig Industrial Estate,
Port Talbot, **SA13 2PE**

Industrial / Warehouse To Let with self- contained yard / compound

- 1.5 miles from M4 Motorway (J.38)
- End of terrace unit with fenced / gated compound
- Compound circa 0.16 acres with additional car parking / loading at the front of the unit
- Minimum eaves height 3.7 metres
- Maximum eaves height 6 metres
- Single level loading door (electric) width 3.5 metres, height 3.5 metres



Size

4,494 sq ft (417.51 sq m)

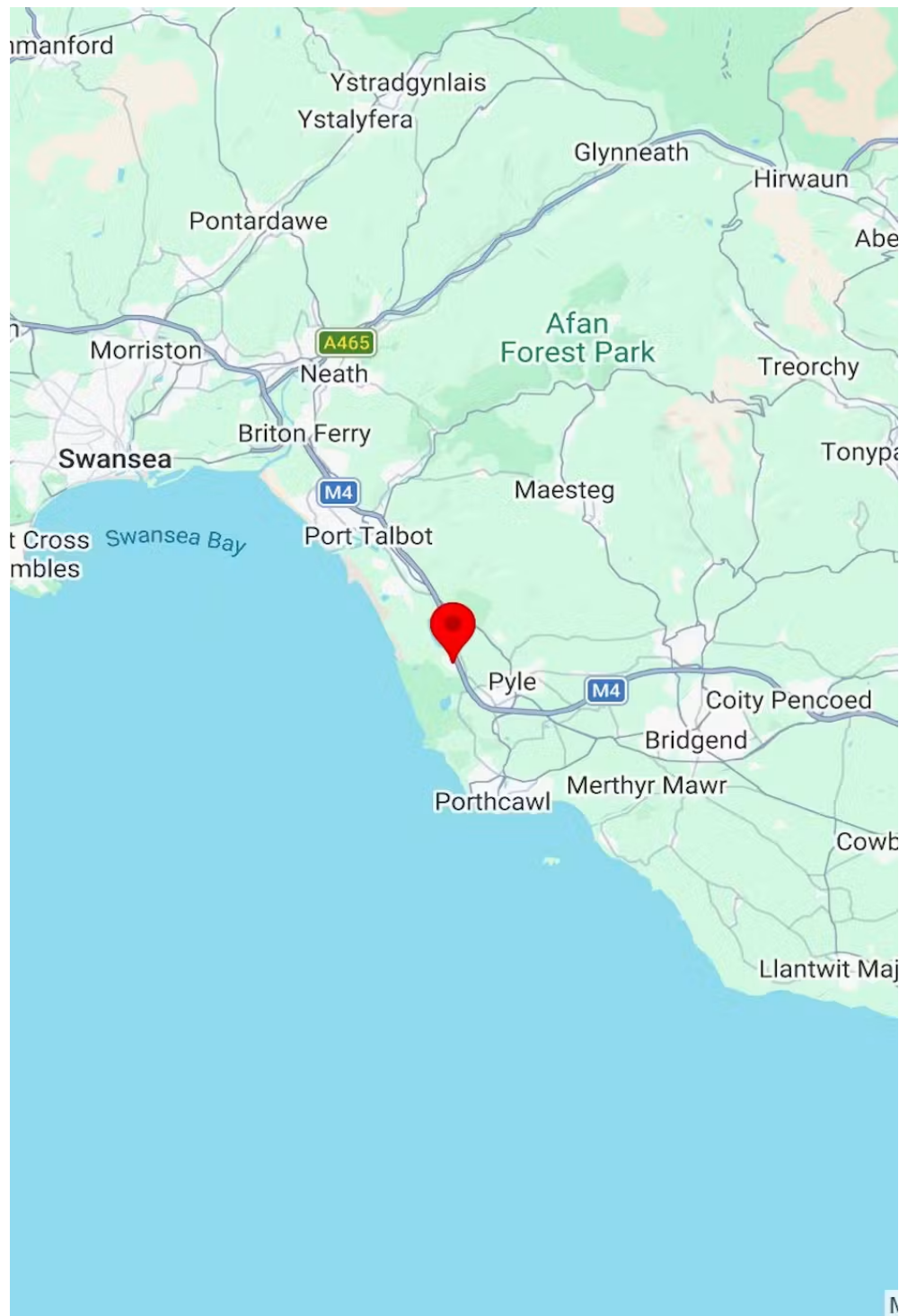
Rent

£39,000 per annum Rent to be increased by 3% per annum on any leases of 5 years or below

Location

Kenfig Industrial Estate is located between Swansea and Cardiff. The site is visible from the M4 Motorway which is adjacent to the estate. Occupiers on the estate include Amazon, Bunzl Greenhams and John Pye Auctions.

The estate is accessed from the M4 via the A4229 and B4283 from Junction 37 (3.5 miles) and via the B4283 from Junction 38 (1.5 miles). South Wales Distribution Centre provides a cost effective warehousing and distribution location, well situated to serve the whole of South Wales, the South West of England (via the M4 and M5 Motorway) and the Midlands via the A465 and M50 links. The Estate is in close proximity to the Ports of Port Talbot and Swansea.



Description

Well located terraced warehouse / production unit on an established industrial estate adjacent to M4 Motorway End of terrace unit with side fenced and gated compound of circa 0.16 acres. Externally there is additional car parking and loading to the front of the unit. The unit is of steel portal frame construction with access via a single level roller shutter door and separate pedestrian entrance. The unit benefits from WC and welfare facilities with an open plan office at first floor level of circa 377 sq ft. The unit benefits from a 3 phase electric supply and mains water. The unit is to be refurbished - specification to be confirmed.

Specification



EPC: D (99)

Units 9-16 Kenfig Industrial Estate, Port Talbot





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Sat Nav. SA13 2PE

- 1 Lasers Are Us
- 2 The Chocolate Factory
- 3 Kenfig Caravans
- 4 Solo Laundry Services
- 5 Tatami Fighwear
- 6 Paintworx
- 7 The Caravan Warehouse
- 8 Celtic Chemicals
- 9 R-TECH Materials
- 10 A&S Commercial Repairs
- 11 Berry Global
- 12 RocheFreight UK
- 13 Amazon
- 14 Greenhams Ltd
- 15 John Pye Auctions
- 16 Rototherm Group
- 17 Seiki
- 18 Lasers Are Us
- 19

Eglwys Nunydd
Reservoir

Jct 38
2.5 miles

Port Talbot/
Swansea

M4 W

M4 E

Cardiff/Bristol
London

Viewings

To arrange a viewing please contact one of the team at Jenkins Best.

Terms

Unit 12 is available by way of a new full repairing and insuring Lease for a term of years to be agreed.

Rent

£39,000 per annum Rent to be increased by 3% per annum on any leases of 5 years or below

Lease Terms

New Lease New Lease available for a term of years to be agreed

Business rates

Rateable Value: £24,000

Rates Payable: £12,048 per annum Based on 2026 Valuation

Service charge

£2,615.32 per annum Year ending June 26

Insurance

£930 per annum Buidling Insurance premium for year ending June 2026

Legal Costs

Each party to bear their own costs. However, if the tenant wishes to use the Landlord's In-House Lease a contribution of £175 plus VAT is applicable

EPC

D (99)

VAT

Applicable

Availability

Available Q3 2026

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Best**
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Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

These particulars do not constitute any part of an offer or contract.

All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

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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.