

# UNIT 9 GLAN LLWYD

TYN Y BONAU ROAD | PONTARDULAIS | NR. SWANSEA SA4 8SF

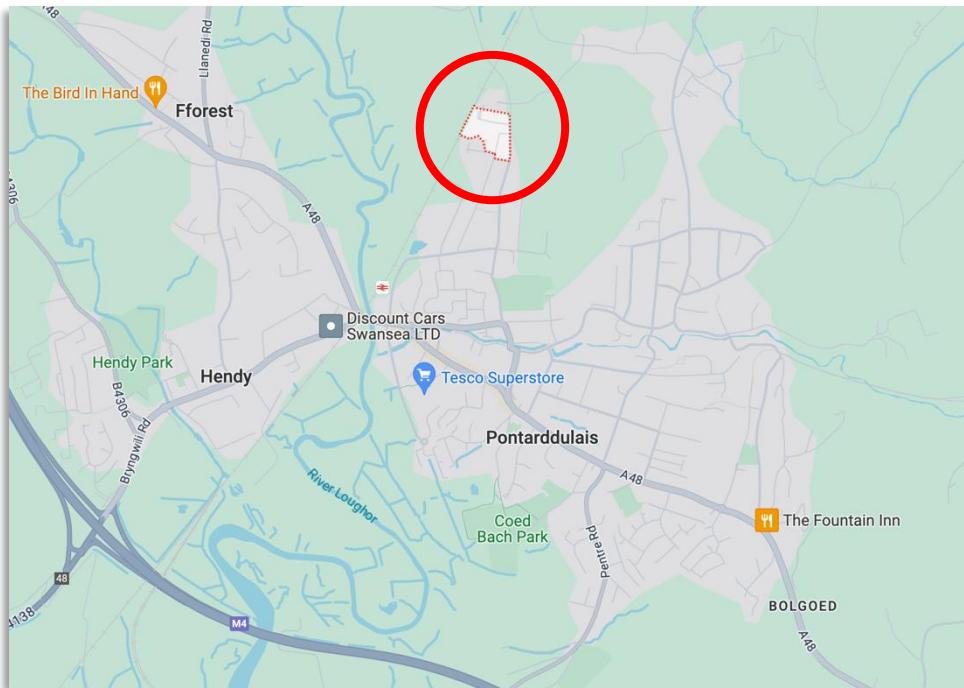


# INDUSTRIAL TO LET

- MODERN INDUSTRIAL BUILDING
- FLEXIBLE LEASE TERMS
- CLOSE TO J48 OF THE M4 MOTORWAY
- 91.93 SQ M (990 SQ FT)
- ASKING RENT £10,890 PAX

## LOCATION

The property is located on Glan Llwyd, an industrial estate that leads off the Pontarddulais Industrial Estate, accessed via Tyn y Bonau Road and Woodville Street, north of Hendy and Pontarddulais town centre. The development lies only 3 miles northeast of J48 of the M4 motorway.



## DESCRIPTION

A semi-detached industrial premises, which is of steel portal frame construction, clad externally, with alloy sheeting. The building benefits from 3.10 m minimum eaves and dedicated car parking and loading area to the front of the property.

## ACCOMMODATION

<b>Total:</b>	<b>91.93 SQ M</b>	<b>990 SQ FT</b>
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## RATEABLE VALUE

We have been informed via an enquiry on Valuation Office website, that the rateable value is £ TBA.

UBR for Wales 2026/27 is 0.502p in the £.

Interested parties are advised to verify this information.

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1, Castle Court, Phoenix Way, Enterprise Park, Swansea, Wales, SA7 9LA

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## LEASE TERMS

The property is available on a new lease, terms open to negotiations.

## SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

The tenant to pay the landlord the service charge towards the upkeep of the external common areas. This is currently £1,200 pax. The landlord to continue to insure the property and recover the premium cost from the tenant.

## RENT

£10,890 pax

## EPC

EPC rating: E

CN: 9492-3002-0434-0700-6401

## VAT

All prices are quotes exclusive of VAT. VAT will be payable on all payments.

## LEGAL COSTS

Each party to pay their own legal costs on this transaction.

## ANTI MONEY LAUNDERING REGULATIONS

Regulations require checks on all prospective tenants/purchasers. Photo ID plus proof of address is required before a transaction can proceed. AML searches are outsourced to our partner Credas (Certified Digital Identity Verification Service).

## FURTHER INFORMATION

For further information or to arrange a viewing, please contact sole letting agents Hunt & Thorne Chartered Surveyors.

## JASON THORNE

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## MATTHEW SIMS

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April 2026



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