

SWANSEA

TO LET

11,427 sq m (123,000 sq ft)
on 2.54 ha (6.27 acres)

Warehouse A, Roberts Road,
Port of Swansea, SA1 1QR

Available Property

Detached warehouse / distribution facility
on a self-contained site of 6.27 acres

Close proximity to Swansea city centre
and M4 motorway (Junction 42)

Minimum eaves range from 6.30m - 8.50m

Road, rail and sea connectivity



Opportunity

The premises comprise two interconnecting quayside warehouse units totalling 11,427 sq m (123,000 sq ft), on a self-contained site of 2.54 ha (6.27 acres), set within the secure confines of the Port of Swansea, just 2 miles east of Swansea city centre.

Specification of the warehousing includes a minimum eaves height that ranges from 6.30m (Warehouse A) to 8.50m (Warehouse A extension). The premises benefit from level access loading doors to each warehouse gable end. The site itself is fully self-contained with fencing to the perimeter and a large surfaced yard area. Quayside access is also afforded, abutting the eastern site boundary. Existing port occupiers include Breedon and Premier Cement. Over recent recent years, the Port has benefitted from major investment and offers opportunity for either port-related occupiers to take advantage of the available quayside access and port handling services, together with non-port related commercial occupiers seeking well located, secure premises.

Location

The Port of Swansea is conveniently located 3 miles, via the A483 dual carriageway, to the west of Junction 42 of the M4 motorway, offering excellent road connectivity. The Port is positioned at the gateway to Swansea city centre (2 miles to the north west) and sits adjacent to the large mixed use SA1 waterside development. The main entrance to the Port is accessed off Baldwins Crescent, which links directly to the A483.

Road M4 J42 – 4.8km / 3 miles
M4 J45 – 12.8km / 8 miles
M4 J47 – 12.8km / 8 miles
Port Talbot – 11.2km / 7 miles
Bridgend – 32.2km / 20 miles
Cardiff – 62.8km / 39 miles

Rail Direct rail access available from the Port. Handling services can be provided.

Air Cardiff Airport – 56.3 km / 35 miles
Bristol Airport – 133.6 km / 83 miles

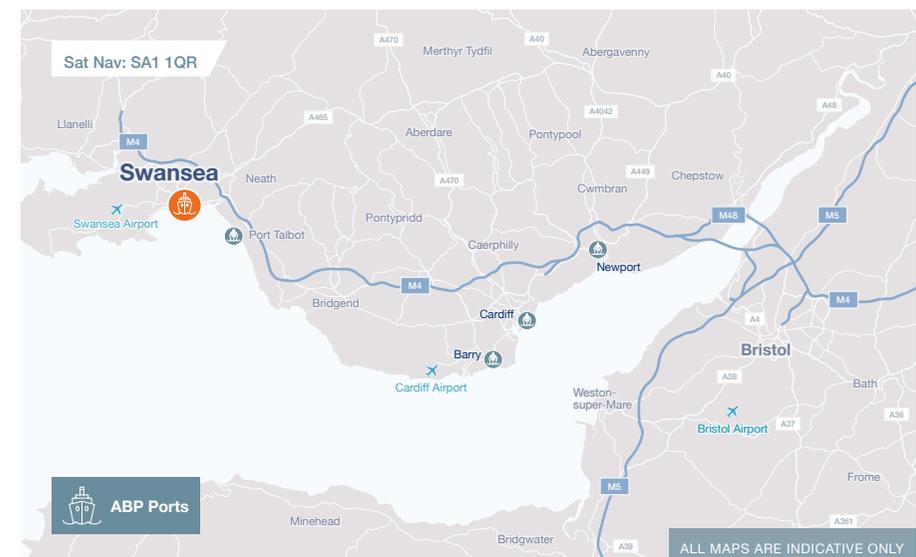
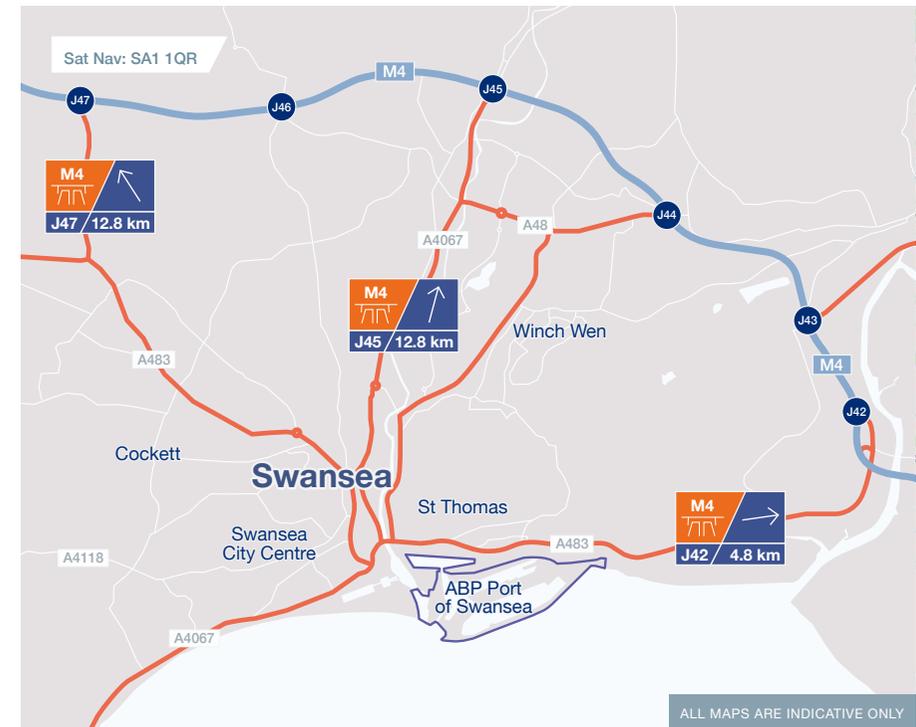
Sea Direct access to quayside capable of taking vessels of 30,000 dwt.

Port Services

ABP's most westerly positioned Port in South Wales providing shorter sailing times for vessels trading in/ out of the West of UK. The docks provides deep sea accessibility (**Length: 200m, Beam: 26.2m, Draught: 9.9m**). The Port benefits from multiple berths to accommodate a range of vessel sizes and types as well as quayside infrastructure suitable for the transhipment and storage of a range of cargoes and commodities. e.g. coal, sand, scrap, project cargo, tissue reels, pulp. ABP can provide handling services (quotation on application).

Accommodation

Warehouse A	6,317 sq m / 68,000 sq ft
Warehouse A extension	5,110 sq m / 55,000 sq ft
Total	11,427 sq m / 123,000 sq ft



Port of Swansea



Planning

The adopted Swansea Local Development Plan (LDP) 2010-2025 promotes opportunities within the Port that enhance the viability of the Port and docks and increase appropriate employment and business opportunities, as well as considerable permitted development rights existing for docks related development (subject to EIA regulations). All interested parties are however advised to refer all planning specific queries to Swansea City Council, Civic Centre, Oystermouth Road, Swansea, SA1 3SN.

Tenure

The premises are available by way of a new FRI lease for a term of years to be agreed. Full details are available upon application with the joint agents (see below).

Service Charge

A provision will be included for any lease for each tenant to pay a service charge, contributing to the costs of maintaining the common areas of the estate and providing on site security.

EPC

A full copy of the EPC will be made available to interested parties upon request.

VAT

VAT will be charged on all costs.

Legal Costs

Each party is to bear their own legal and surveyor costs incurred in the transaction.

Services

The premises benefit from all mains services including mains water, three phase electricity and gas. Foul drainage is provided via a private sewage treatment plant. Interested parties are advised to satisfy themselves in respect of connectivity and capacity for their needs.

For further information, or to arrange a viewing, please contact:



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Delivering Property Solutions

ABP Property has the land, the space and the in-house funding to deliver existing or bespoke property solutions. With 960 hectares of available port-based development land and a wealth of experience in the provision of industrial, logistics and office space, talk to us about how we can help you.

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