



PORT TALBOT PORT - AVAILABILITY SCHEDULE

ADDRESS	SITE NUMBER (SEE PLAN)	SIZE	QUOTING RENT (PER ANNUM)	DESCRIPTION
<p>Land at Margam Wharf</p> 	1	9.40 acres	Terms Available on Application	<p>Roadside facing site located at the eastern boundary of the Port, with direct access / frontage onto Harbour Way.</p> <p>The site comprises a 9.40 acre development plot, suitable for design and build opportunities or for open storage uses. Part of the site sits within the joint ownership of TATA and therefore any development proposals will be considered jointly (by TATA and ABP).</p>
<p>Yard & Buildings, Talbot Wharf</p> 	2	<p>Warehouse: 7,073 sq ft Site: 1.08 acres (UNDER OFFER)</p>	£32,000 per annum	<p>The property is located centrally within the Port, accessed via the western security entrance at Riverside Road, following the first access spur (beyond the port entrance) to the left when heading along Riverside Road.</p> <p>The property comprises a detached 7,073 sq ft warehouse / industrial unit, with a minimum eaves height of 7.40m (rising to 10m) with level access loading at either end of the building. The warehouse sits on a wider (fenced) site of circa 1.08 acres, part surfaced and is accompanied by an ancillary outbuilding.</p> <p>Remedial works required prior to occupation. Timescales are available on request.</p>

Anti-Money Laundering Regulations

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.

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

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Current aerial images taken from Google Maps