



PORT TALBOT PORT - AVAILABILITY SCHEDULE

ADDRESS	SITE NUMBER (SEE PLAN)	SIZE	QUOTING RENT (PER ANNUM)	DESCRIPTION
Yard & Buildings, Talbot Wharf 	1	Warehouse: 7,073 sq ft Site: 1.08 acres (UNDER OFFER)	£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>
Yard at Talbot Wharf 	2	1 acre (UNDER OFFER)	£20,000 per annum	1 acre plot - unfenced and without services connected. Part-rolled stone surface, part slab.

VAT is payable in addition on all quoting rents.

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:

Chris Yates

+44 (0)29 2026 2272

chris.yates@cushwake.com

Rob Ladd

+44 (0)29 2026 2254

robert.ladd@cushwake.com

Anthony Jenkins

+44 (0)29 2034 0033

anthony@jenkinsbest.com

Henry Best

+44 (0)29 2034 0033

henry@jenkinsbest.com

April 2023

Current aerial images taken from Google Maps