

# PORT TALBOT

TO LET

Warehousing / Open Storage Land /  
Design & Build Opportunities

Port of Port Talbot, SA13 1RB

Available Property

Road, rail and sea connectivity  
(with deep water access)

Close proximity to the M4 motorway  
(Junctions 38, 40 and 41)

Situated in a top tier ('A') grant assisted area  
and within the Swansea Bay City Region

Tata Steelworks

M4  
J38 - 6.1 km / 3.8 mi

M4  
J41 (Westbound) - 1.6 km / 1 mi

Port Talbot  
Town Centre  
2.1 km / 1.3 mi

M4  
J41 (Eastbound) - 2.7 km / 1.7 mi

Delivering Property Solutions

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# Opportunity

Our available development sites and warehousing are situated within the secure confines of the Port of Port Talbot, which is conveniently located within a short distance of the M4 motorway, as well as benefitting from direct mainline rail access.

Port Talbot is one of only a few harbours in the UK capable of handling cape-size vessels of up to 170,000 dwt offering easy access to the open sea. The port comprises the tidal harbour, which handles larger vessels, and the docks, which accommodate smaller cargo vessels. The Port has significant development opportunities available for the design and construction of bespoke business space

## Location

The Port of Port Talbot is conveniently located in close proximity to 3 motorway junctions of the M4 (J38, 40 and 41), with direct access provided via the A4241 (Harbour Way), running east and west of the port entrance. The Port is located approximately 0.5 miles from Port Talbot town centre, 8.5 miles east of Swansea and 32 miles west of Cardiff. The town itself is served by the Great Western Mainline railway with fast trains running both east and west.

**Road** M4 J38 – 6.1 km / 3.8 miles  
M4 J40 – 2.9 km / 1.8 miles  
M4 J41(Eastbound) – 2.7 km / 1.7 miles  
M4 J41(Westbound) – 1.6 km / 1 mile  
Swansea – 13.7 km / 8.5 miles  
Bridgend – 25.1 km / 15.6 miles  
Cardiff – 51.5 km / 32 miles

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

**Air** Cardiff Airport – 55.7 km / 34.6 miles  
Bristol Airport – 124.7 km / 77.5 miles

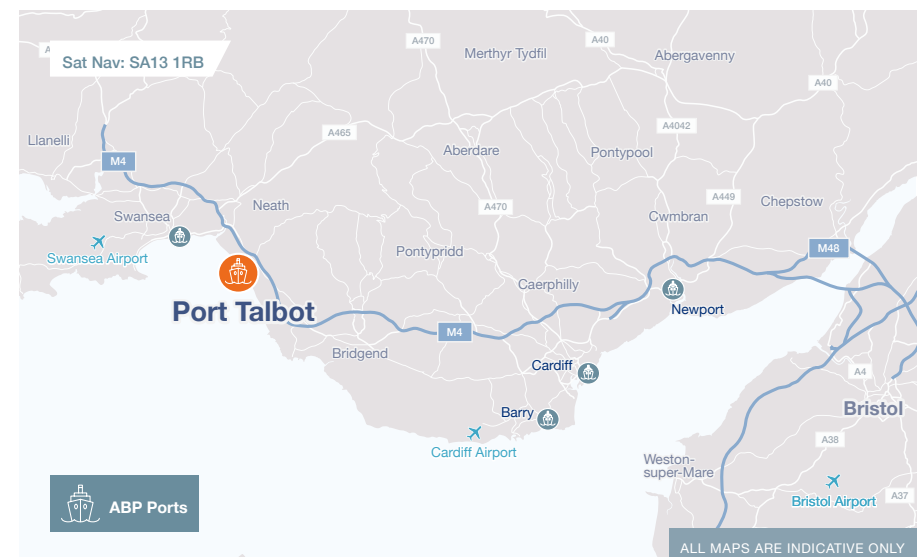
**Sea** Direct access to quayside capable of taking vessels of 170,000 dwt.

## Port Services

Predominantly used for imports of coking coal, minerals and ores to the adjacent steelworks, Port Talbot Tidal Harbour offers a unique port location, able to accommodate vessels of up to 16.5m draught. The docks provides deep water sea accessibility **(Length: up to 300m, Beam: Unrestricted, Draught: up to 16.5m)**. The Port regularly handles a further wide variety of cargoes including processed slag, sand, cement, steel and heavy lift cargoes. This nationally strategic port asset has significant development opportunities available for the construction of additional berths and cargo-handling facilities. ABP can provide handling services (quotation on application).

## Potential Uses

- + Industrial
- + Logistics
- + Warehousing
- + Distribution
- + Open storage



## Port of Port Talbot Opportunities





## Planning

The adopted Neath Port Talbot Local Development Plan (2011-2026) identifies the Port, foremost, as an existing employment allocation, together with identifying the same as an area safeguarded for the transportation of freight and, in part (at the northern extent), part of a mixed use strategic regeneration area. All interested parties are however advised to refer all planning specific enquiries to Neath Port Talbot Council, CBC Civic Centre, Port Talbot, SA13 1PJ.

## Tenure

The Port offers leasehold opportunities for open storage, existing accommodation or for bespoke development to meet individual occupier requirements. Terms are available on application and as per the insert schedule.

## 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.

## Financial Support

The Port of Port Talbot is located in an area designated as having Category 'A' status under European Commission state aid rules. Qualifying Companies may benefit from additional support.

For further information interested parties should contact the Welsh Government on 03000 603000, [www.businesswales.gov.wales](http://www.businesswales.gov.wales) or [www.gov.wales](http://www.gov.wales)

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



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# Land Space Funding



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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.

[abports.co.uk](http://abports.co.uk)