INDUSTRIAL UNIT WITH OFFICES FOR SALE
SWANSEA

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PROPERTY CONSULTANTS

INDUSTRIAL UNIT WITH OFFICES ON LARGE SITE FOR SALE

Former Clydach Market Players Industrial Estate
Clydach
Swansea
SA6 5BQ

36,390 sq ft
(3,380.69 sq m) GIA approx.

- High eaves with gantry crane facility
- 4.49 acre (1.82 ha) site
- Excellent location close to M4 motorway

Former Clydach Market, Players Industrial Estate, Clydach, Swansea, SA6 5BQ

Location

The Property is located on Players Industrial Estate, Clydach, an established industrial/commercial estate, situated some 6 miles (9.7km) north east of Swansea city centre. The estate is connected to Junction 45 of the M4 motorway via Clydach Road, approximately 2 miles (3.2 km) to the north east.

Occupiers in the area include Welsh Water, Western Power Distribution and Swansea Highways Depot.

Description

The Property is a purpose built former manufacturing facility comprising 2 no. high bay warehouses with a new single storey modular office building adjoining.

The warehouses are of steel frame construction with steel truss roofs, concrete floors, steel clad elevations and roofs incorporating translucent light panels.

Other attributes include:

- 8 roller shutter doors
- Level and dock level loading
- 9+ metre eaves height
- Internal office and storage accommodation
- Gate house/security hut
- Gantry crane facility

The interlinked modern offices are modular built with pre installed mechanical and electrical installations.

Internally the accommodation provides partitioned offices, meeting rooms, archive and general storage, main reception, kitchen/staff rooms and WCs all accessed off a central corridor. The offices are linked to the rear of Warehouse 2.

Tenure

Freehold.

Accommodation

The total site area is 4.49 acres (1.82 hectares).
All measurements are approximate Gross Internal Areas.

Area	Sq ft	Sq m
Warehouse 1	21,154	1,965.23
Warehouse 2	10,745	998.20
Office + Link	4,491	417.26
Total	**36,390**	**3,380.69**

Guide Price

£900,000

Title

WA297196

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Planning

We understand that the accommodation has planning consent for industrial and office use but all interested parties should make their own enquiries to the Planning Department of Swansea Council Tel No. 01792 636000 or www.swansea.gov.uk

Business Rates

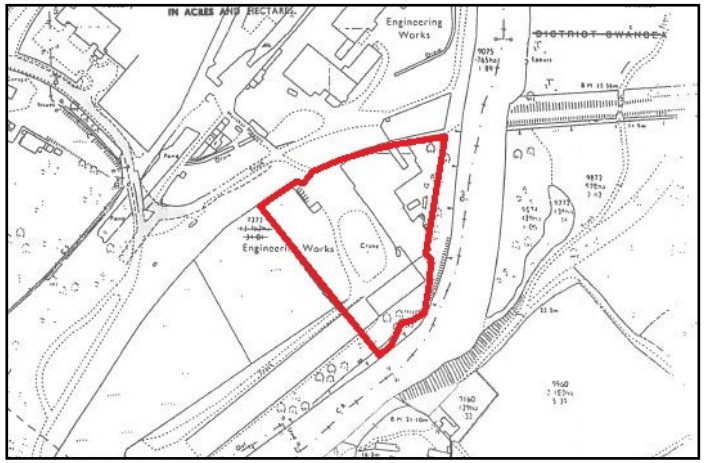
Interested parties should make their own enquiries to Swansea Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

References

Financial and accountancy references may be sought from any prospective purchaser prior to agreement.

Energy Performance Certificate

The energy performance certificate rating is D (92). The full certificate and recommendations can be provided on request.



Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

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Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2012 (CAR 2012). The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the price. We recommend that the prospective purchaser establish the implications before entering into any agreement.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Money Laundering Regulations

As part of our obligations under the UK Money Laundering Regulations 2017, Alder King LLP will require any purchaser to provide proof of identity along with any other required documents.

Subject to Contract

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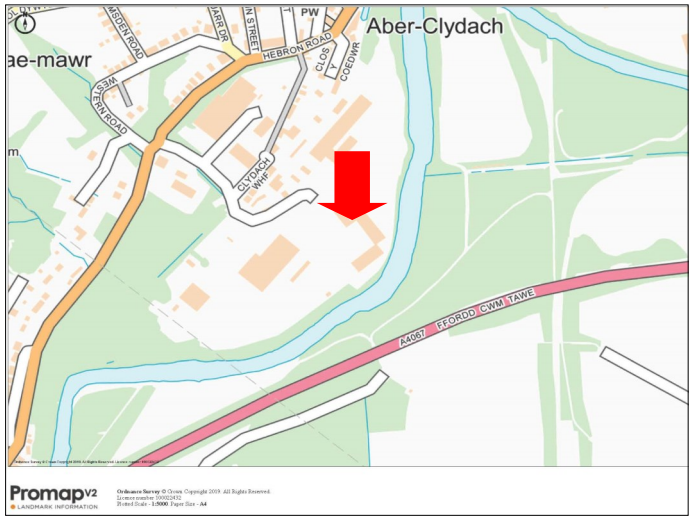

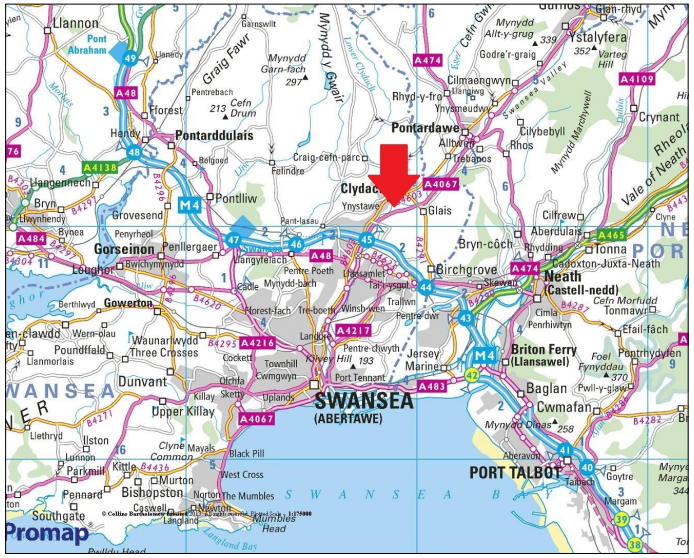

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

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