

alder king

PROPERTY CONSULTANTS



Brandon Hire Station

the UK's Tool and Equipment Hire Specialist

**OPEN TO THE
PUBLIC & TRADE**

Customer Entrance

**TOOL
HIRE**



FOR SALE / TO LET

137 Water Street

Port Talbot, SA12 6LF

Industrial Unit with Yard – Approx. 3,872 sq ft GIA

Location

The property is located to the south of Water Street, within an established commercial and industrial area south of Port Talbot town centre, close to the docks and the Aberavon waterfront. Water Street provides an important local route linking the town centre with the wider industrial and dockside areas.

The location benefits from excellent connectivity to the strategic road network, making it well suited to industrial and trade uses. Port Talbot lies immediately south of the M4 motorway corridor, accessed via Junctions 38–41, providing good accessibility to Cardiff in the east and Swansea in the west.

Port Talbot Parkway railway station is situated less than a mile from the property, offering regular services to Swansea to the west and to Bridgend, Cardiff and destinations further east.

M4 Motorway



< 2 miles east

A4241 Dual Carriageway



< 1 mile east

Port Talbot

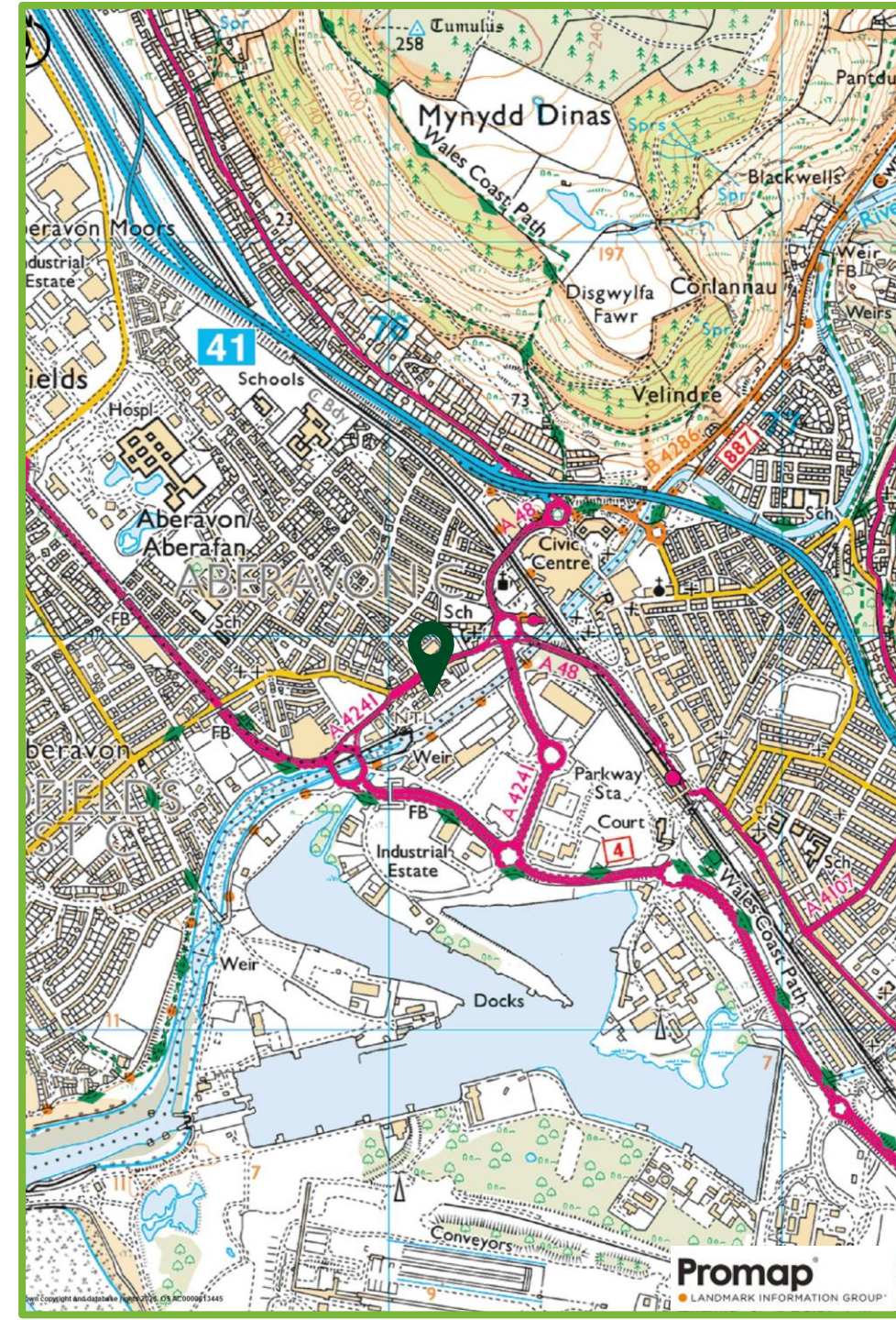


< 1 mile

Swansea



< 10 miles



Accommodation

Description

The property comprises a prominent, detached industrial building with secure yard areas to both the front and rear. The unit currently provides a trade counter area, featuring suspended ceilings throughout.

The unit benefits from a concrete floor, electric roller shutter door, kitchenette, WC and a small office area.

Parking

Car parking provided within the yards to front and rear of property.

Services

We are advised that all main services are connected to the premises. We 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.

Service Charge

We are checking if an Estate service charge for the building is implemented to cover maintenance of the access road.

Area	sq ft	sq m
Ground Floor	3,512	326.28
Canopy	360	33.45
TOTAL	3,872	359.73

Title

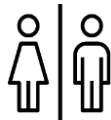
Five freehold titles: CYM557249, WA979995, WA975889, WA272495 and WA412455.



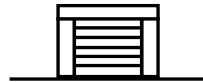
Industrial & Logistics



WC facilities



Electric roller shutter door



On-site parking



Office Space



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for industrial use. Any occupier should make their own enquiries to the Planning Department of Neath and Port Talbot Council. Tel: (01639) 686777 or email planning@npt.gov.uk.

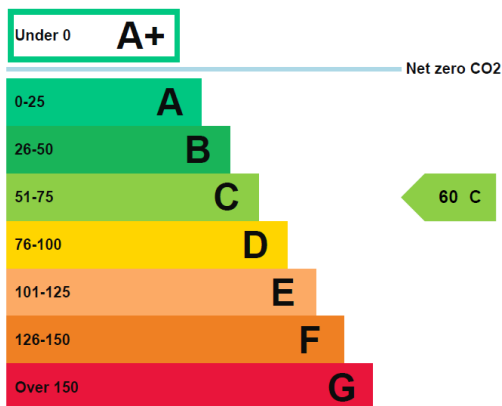
Business Rates

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

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

Energy Performance Certificate



Lease/Tenure/Terms

The property is available on a new full repairing lease with terms to be negotiated.

Rent/Purchase Price

The unit is offered to let at £21,500 per annum (£5.99psf), exclusive of VAT. Sale price at £300,000.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits (for leasehold only)

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

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

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

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



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AK Ref: GD/102434 **Date:** March 2026 **Subject to Contract**



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

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 regulations. 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.