

**alder king**

PROPERTY CONSULTANTS

**TO LET**  
**NDT Building**

Cefn Gwrgan Road, Port Talbot, SA13 2BZ

Industrial / Warehouse Unit with Office Accommodation – Approx. 24,057 sq ft GIA

# Location

The property is situated just off Cefn Gwrgan Road, to the south of Port Talbot town centre within a predominantly mixed-use area. It benefits from excellent connectivity to the strategic road network via the M4 motorway which is accessible at Junction 38, approximately 1.5 miles southeast of the site. Alternatively, if travelling northbound the M4 can be accessed at the Groes Interchange less than a mile to the east.

The A4241 (Harbour Way) runs along the western boundary of the site, offering an alternative route towards Aberavon and Port Talbot, as well as linking to nearby industrial and commercial areas.

The immediate surrounding comprises predominantly undeveloped or vacant land to the west and east, with established residential properties located to the north. Tata Steel's Port Talbot Works lies in close proximity on the western side of the A4241 which is one of the areas key employment facilities.

**M4 Motorway**



**< 1 mile east**

**A4241 Dual Carriageway**



**< 1 mile southeast**

**Port Talbot**

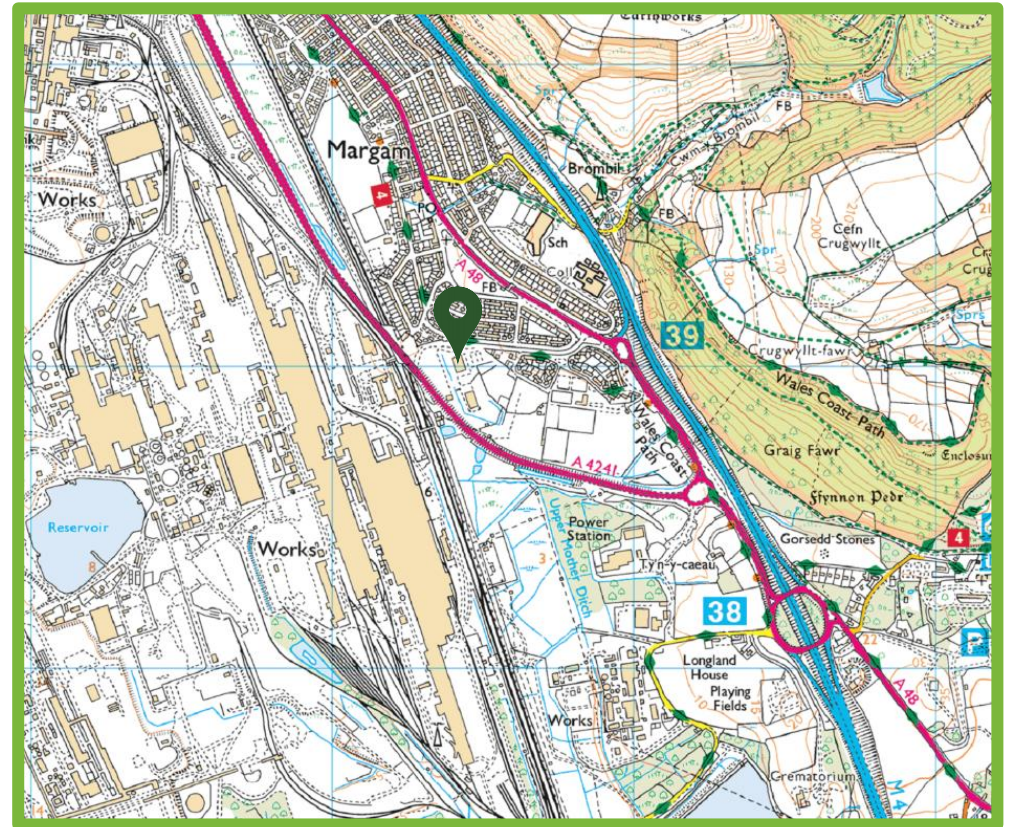


**< 4 miles**

**Bridgend**



**< 12 miles**



# Accommodation

## Description

The building comprises a large industrial unit of steel-frame construction and includes a generous provision of first-floor mezzanine offices. The unit benefits from a reception area along with ground floor toilet facilities.

The height of the warehouse varies, with the southern section having the greater eaves height. Within the main warehouse area, there is a concrete bunker and a pit which currently holds a water tank.

Salient points as follows:

- Concrete floor
- LED lighting
- Min eaves 9.6m – 13m (higher at the buildings southern end)
- Two gantry cranes (32 tonnes and 5 tonnes)
- An electric concertina door (4.4m wide, 5.5m height)
- Steel plated floor ducting.

## Car Parking

Car parking is provided to the west of the property. Details regarding provision available upon request.

## Service Charge

We understand that a service charge for the building is implemented. The most recent available figures can be provided upon request.

## 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.

Area	Sq ft	Sq m
Ground floor	17,059	1,584.82
First floor	6,999	650.22
<b>TOTAL</b>	<b>24,057</b>	<b>2,234.95</b>

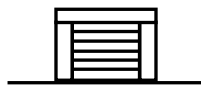
**Industrial & Logistics**



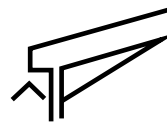
**WC Facilities**



**Electric concertina door**



**Minimum eaves height 9.6m**



**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](mailto: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](http://www.voa.gov.uk)).

## **Energy Performance Certificate**

We understand the property has an EPC rating of D (86). Full certificates can be provided upon request.

## **Code for Leasing**

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

## **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.

## **Buildings Insurance**

A successful tenant/purchaser will be responsible for a fair proportion of the annual buildings' insurance.

## **AML**

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

## **Tenure**

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

## **Rent**

The unit is offered to let at £5.00 per sq ft per annum, exclusive of VAT.

## **Legal Costs**

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

## **References/Rental Deposits**

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.

# Viewing Arrangements

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



**Alder King Property Consultants**  
18 Park Place  
Cardiff  
CF10 3DQ  
[www.alderking.com](http://www.alderking.com)



**Owen Young**  
029 2038 1996  
07974 186 482  
[oyoung@alderking.com](mailto:oyoung@alderking.com)



**Gerallt Dafydd**  
029 2039 1468  
07990 891 010  
[gdafydd@alderking.com](mailto:gdafydd@alderking.com)

**AK Ref:** GD/101980    **Date:** December 2025    **Subject to Contract**



COMMERCIAL  
AGENCY



INVESTMENT



BUILDING  
SERVICES



PLANNING



RESIDENTIAL  
DEVELOPMENT



PROFESSIONAL  
SERVICES



MANAGEMENT  
SERVICES



ASSET  
RECOVERY

## Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA. A list of all Members is available at the Registered Office.

### 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.



**alder king**

PROPERTY CONSULTANTS

# I'W OSOD Adeilad NDT

Heol Cefn Gwrgan Road, Port Talbot, SA13 2BZ

Uned Ddiwydiannol Gyda Llety Swyddfa – 24,057 troedfedd sgwâr AMG

# Lleoliad

Mae'r adeilad wedi'i leoli ychydig oddi ar Heol Cefn Gwrgan, i'r de o ganol tref Port Talbot, o fewn ardal sydd yn bennaf o ddefnydd cymysg. Mae'n manteisio ar gysylltedd cyfleus drwy rhwydwaith ffyrdd strategol yr M4 (Cyffordd 38) sydd tua 1.5 milltir i'r de-ddwyrain o'r safle. Fel arall, os ydych yn teithio tua'r gogledd, gellir cyrraedd yr M4 llai na milltir i'r dwyrain.

Mae'r A4241 (Ffordd Harbwr) yn rhedeg ar hyd ffin orllewinol y safle, gan gynnig llwybr amgen tuag at Aberafan a Port Talbot, yn ogystal â chysylltu ag ardaloedd diwydiannol a masnachol cyfagos.

Mae'r amgylchedd uniongyrchol yn cynnwys tir heb ei ddatblygu neu dir gwag i'r gorllewin a'r dwyrain, gyda thai preswyl sefydledig wedi'u lleoli i'r gogledd. Mae Gwaith Port Talbot Tata Steel yn agos iawn ar ochr orllewinol yr A4241, sef un o brif gyfleusterau cyflogaeth yr ardal.

**M4**



< 1 milltir i'r dwyrain

**A4241**



< 1 milltir i'r de-ddwyrain

**Port Talbot**

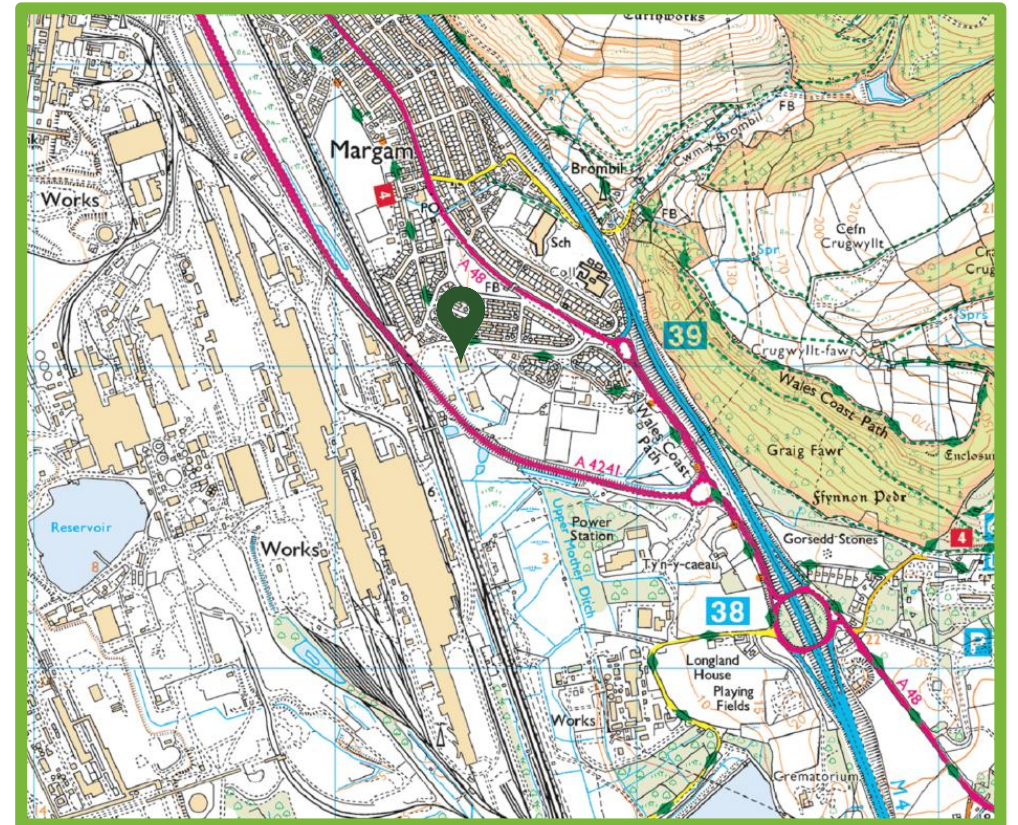


< 4 milltir

**Peny-bont ar Ogwr**



< 12 milltir



# Llety

## Disgrifiad

Mae'r adeilad yn cynnwys uned ddiwydiannol fawr o adeiladwaith ffrâm ddur ac mae'n cynnwys darpariaeth hael o swyddfeydd mesanîn ar y llawr cyntaf. Mae'r uned yn elwa o ardal dderbynfa ynghyd â chyfleusterau toiled ar y llawr gwaelod.

Mae uchder y warws yn amrywio, gyda'r rhan ddeheuol â'r uchder mwyaf. O fewn prif ardal y warws, mae byncher concrit a phwll sydd ar hyn o bryd yn dal tanc dŵr.

Ardal	Tr Sg	M Sg
Llawr gwaelod	17,059	1,584.82
Llawr cyntaf	6,999	650.22
<b>CYFANSWM</b>	<b>24,057</b>	<b>2,234.95</b>

Pwyntiau amlwg yn cynnwys:

- Llawr concrit
- Goleuadau LED
- Isafswm uchder yn amrywio rhwng 9.6m – 13m (yn uwch ym mhen deheuol yr adeilad)
- Dau graen gantri (32 tunnell a 5 tunnell)
- Drws concertina trydan (4.4m o led, 5.5m o uchder)
- Dwythellau llawr wedi'u platio â dur.

## Parcio

Darperir parcio ceir i'r gorllewin o'r adeilad. Mae manylion ynghylch y ddarpariaeth ar gael ar gais.

## Tâl Gwasanaeth

Rydym yn deall bod tâl gwasanaeth ar gyfer yr adeilad yn cael ei weithredu. Gellir darparu'r ffigurau diweddaraf ar gais.

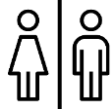
## Gwasanaethau

Fe'n cynghorir bod yr holl brif wasanaethau wedi'u cysylltu â'r safle. Rydym yn cadarnhau nad ydym wedi profi unrhyw un o'r gwasanaethau a rhaid i unrhyw feddiannwr fodloni ei hun yn annibynnol ynghylch cyflwr eitemau o'r fath.

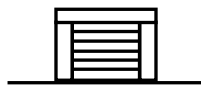
**Diwydiannol a Logisteg**



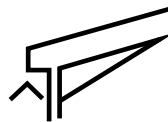
**Cyfleusterau Toiled**



**Drws Concertina Trydan**



**Isafswm uchder o 9.6m**



**Ardal Swyddfa**



# Cynllunio | Cyfraddau | EPC | Termau

## Cynllunio

Fe'n hysbysir ar lafar bod gan y llety ganiatâd cynllunio ar gyfer defnydd diwydiannol, ond dylai unrhyw feddiannydd wneud eu hymholiadau eu hunain i Adran Gynllunio Cyngor Castell-nedd Port Talbot. Ffôn: (01639) 686777 neu ebost: [planning@npt.gov.uk](mailto:planning@npt.gov.uk).

## Trethi Busnes

Dylai partïon â diddordeb wneud eu hymholiadau eu hunain i Gyngor Castell-nedd Port Talbot i ganfod yr union gyfraddau sy'n daladwy oherwydd gallai newid mewn meddiannaeth arwain at addasu'r asesiad ar drethi ([www.voa.gov.uk](http://www.voa.gov.uk)).

## Tystysgrif Perfformiad Ynni

Rydym yn deall bod gan yr eiddo sgôr o D (86). Gellir darparu tystysgrifau llawn ar gais.

## Cod Prydlesu

I gael y cyngor RICS diweddaraf ar brydlesu eiddo masnachol, edrychwch arlein - [Cod RICS ar gyfer Prydlesu 2020](#).

## TAW

O dan Ddeddfau Cyllid 1989 a 1997, gellir codi TAW ar y pris rhent/prynu. Argymhellwn fod y darpar denantiaid/prynwyr yn sefydlu'r goblygiadau TAW cyn ymrwymo i unrhyw gytundeb.

## Yswiriant Adeiladau

Bydd y tenant llwyddiannus yn gyfrifol am gyfran deg o'r yswiriant adeiladau blynyddol.

## Gwrth-wyngalchu Arian (AML)

Bydd yn ofynnol i'r tenant llwyddiannus ddarparu gwybodaeth berthnasol i fodloni gofynion AML pan gytunir ar Benawdau Telerau.

## Daliadaeth

Mae'r eiddo ar gael ar brydles atgyweirio safonol newydd gyda thelerau i'w trafod.

## Rhent

Cynigir yr uned i'w rhentu am £5.00 y droedfedd sgwâr y flwyddyn, heb gynnwys TAW.

## Costau Cyfreithiol

Pob parti i fod yn gyfrifol am eu costau cyfreithiol eu hunain.

## Cyfeiriadau/Blaendaliadau Rhent

Gellir gofyn am gyfeiriadau ariannol a chyfrifyddu gan unrhyw denant ddarpar cyn cytuno. Efallai y bydd gofyn i denantiaid darpar ddarparu blaendal rhent yn amodol ar ddisgresiwn y landlord.

# Trefniadau ar Gyfer Cael Gweld

I gael rhagor o wybodaeth neu i drefnu archwiliad, cysylltwch â'r asiantiaid:



**Alder King Property Consultants**  
18 Park Place  
Caerdydd  
CF10 3DQ  
[www.alderking.com](http://www.alderking.com)



**Owen Young**  
029 2038 1996  
07974 186 482  
[oyoung@alderking.com](mailto:oyoung@alderking.com)



**Gerallt Dafydd**  
029 2039 1468  
07990 891 010  
[gdafydd@alderking.com](mailto:gdafydd@alderking.com)

**Cyf AK:** GD/101980    **Dyddiad:** Rhagfyr 2025    **Yn amodol ar Contract**



**ASiantaeth Fasnachol**



**Buddsoddi**



**Gwasanaethau Audeiladu**



**Cynllunio**



**Datblygiad Preswyl**



**Gwasanaethau Proffesiynol**



**Gwasanaethau Rheoli**



**Ader Aseid**

## Hysbysiad Pwysig

Mae Alder King LLP yn Bartneriaeth Atebolrwydd Cyfyngedig sydd wedi'i chofrestru yng Nghymru a Lloegr. Rhif OC306796.  
Swyddfa Gofrestredig: Pembroke House, 15 Pembroke Road, Clifton, Bryste BS8 3BA.  
Mae rhestr o'r holl Aelodau ar gael yn y Swyddfa Gofrestredig.

### 1. Rheoliadau Gwyngalchu Arian 2017

Fel rhan o'n rhwymedigaethau o dan Reoliadau Gwyngalchu Arian y DU, mae Alder King LLP yn ei gwneud yn ofynnol i unrhyw brynwr neu denant ddarparu gwybodaeth a dogfennaeth i fodloni ein rhwymedigaethau cyfreithiol.

### 2. Deddf Camliwio 1967

Canllaw yn unig yw'r llyfryn marchnata hwn ac nid yw'n rhan o unrhyw gynnig na chontract ac ni ddylid dibynnu arno fel datganiadau neu gynrychioliadau o ffaith.

### 3. Rheoliadau Rheoli Asbestos 2012 (CAR 2012)

Cyfrifoldeb perchennog neu denant yr eiddo, ac unrhyw un arall sydd â rheolaeth drosto a/neu sy'n gyfrifol am ei gynnal, yw cydymffurfio â'r rheoliadau. Mae canfod asbestos a chyfansoddion sy'n gysylltiedig ag asbestos y tu hwnt i gwmpas Alder King ac felly rydym yn argymhell eich bod yn cael cyngor gan ffynhonnell arbenigol.

