



Quoting Price:

**Upon
application**

exclusive of VAT

The Property:

The premises comprises an open plan warehouse and three storey office block that provide the following approximate Gross Internal Floor Areas:

Ground Floor

291,938 sq ft (27,122 sq m)

First Floor Offices

6,845 sq ft (636 sq m)

Second Floor

7,170 sq ft (666 sq m)

Mezzanine

17,767 sq ft (1,651 sq m)

Plant

353 sq ft (33 sq m)

TOTAL

324,073 sq ft (30,108 sq m)

1 Green Place, Kenfig Industrial Estate, Margam, Port Talbot, SA13 2PE

Well-established industrial location. Excellent transport links. Large site area.

Highlights

- **Rare Freehold Opportunity**
- Total Site of 12.68 acres
- High Bay Warehouse
- 4.01-acre Secure Yard Area
- Discounted Electricity From On Site Wind Turbine

The Location

Nearby Neighbours

- Amazon
- Greenhams
- RocheFreight UK
- Veltech UK
- Wernick Buildings

Connectivity

- Junction 37 of M4
3.1 miles
- Junction 38 of M4
2.5 miles
- Bridgend Town Centre
9.1 miles

Amenities

- Staff Welfare Areas
- Canteen
- Commercial Kitchen
- 6 Surface level Loading Doors
- 4-acre Yard Area

Services

- Mains Water
- 3-phase Electricity
- CCTV
- On Site Wind Turbine

Description

1 Green Place consists of a semi-detached industrial facility that has been constructed around a steel portal frame with a profile metal clad roof and reinforced concrete floors.

Internally, the property comprises a former auction centre benefitting from a series of open plan warehouses with minimum eaves height ranging from 6.1m (20ft 1") to 9.8m (32ft 1"). There is a gantry crane in part of the warehouse, however this has not been operational for a number of years.

The property also features a staff canteen and three-storey office accommodation to the side elevation that provides a mixture of open plan offices, various meeting rooms and break out facilities.

The site extends to a total of 12.68 acres and benefits from 6 surface level loading doors and is secured by palisade fencing around the perimeter. There is a useable secure yard area that extends to approximately 4 acres to the side elevation.

Tenure

The property is available in an as seen condition on a freehold basis.

Anti-Money Laundering Checks

The successful purchaser will be required to provide information necessary to satisfy Anti-Money Laundering checks upon agreements of Heads of Terms.

VAT

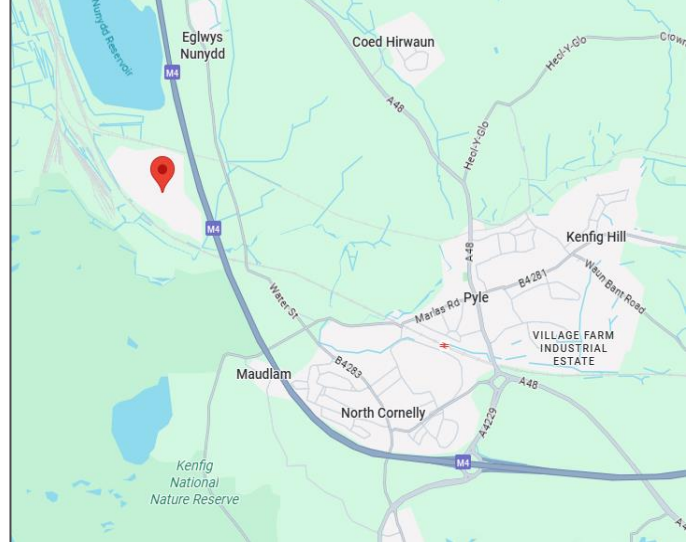
All costs are subject to VAT where applicable.

Legal Costs

Each party to bear their own legal and surveyor costs incurred in the transaction.

Energy Performance Certificate

C - 66 (valid until October 2034)



Contacts

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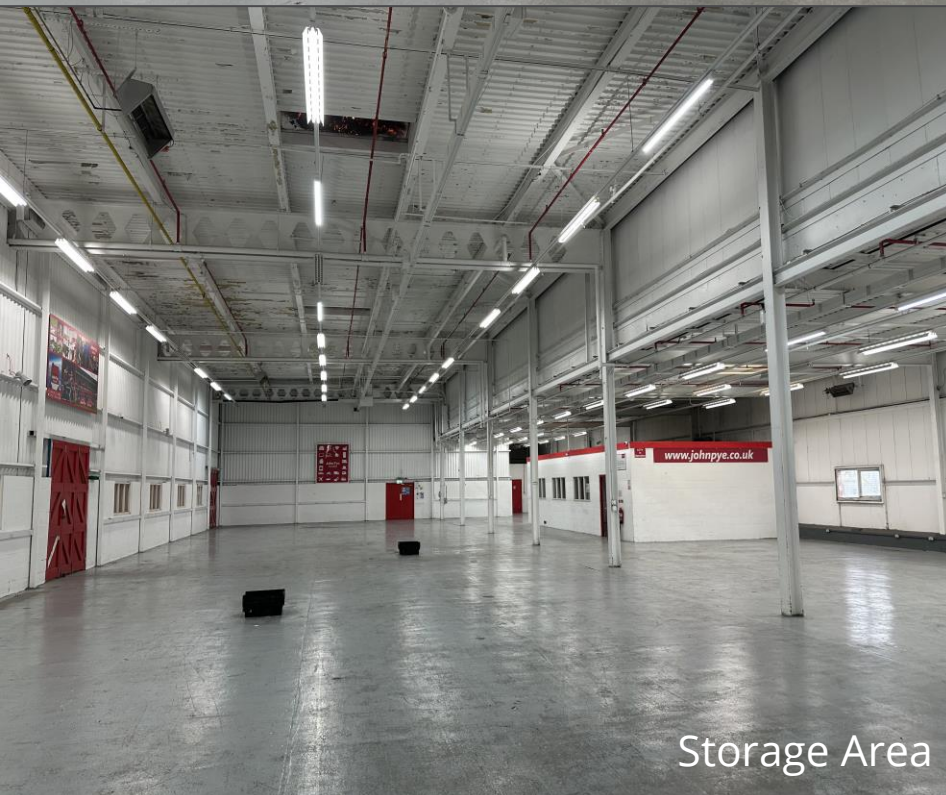
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Former Auction Centre



Storage Area

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4-acre Yard Area



Loading Area

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