PORT TALBOT

TO LET / MAY SELL
0.95 hectare (2.3 acres)

Harbour Way, Port Talbot, SA13 1RF

- Development Land
- Within Port Talbot Enterprise Zone
- Industrial development opportunity (StoP)
- Good access to the M4

Development Land
- Steel Works
- Port Talbot Docks
- Llewellyn’s Quay Industrial Estate
- Harbour Way
- Port Talbot Parkway
Description

The property comprises a parcel of industrial land which is irregular in shape.

At present there is a single point of access at the northern end of the site off an access road which links to Harbour Way.

The property was previously used as storage land for Port Talbot Docks. It was subject to a CPO by the council to facilitate the construction of Harbour Way and has reverted to ABP following completion of the works.

Location

The property is located to the west of Harbour Way in the industrial town of Port Talbot and is approximately 2.0 miles from the town centre.

To the west of the property lies Llewellyn’s Quay industrial estate which accommodates a number of local occupiers, including Runtech, First Corporate Clothing and Pump Supplies. Rhino Doors are located to the north of the property.

Road

Access to the M4 is via junctions 38-41 which is located approximately 3 miles to the north-east. The M4 provides direct access to the national motorway network with London (180 miles) and Bristol (71 miles) to the east, and Birmingham (150 miles) to the north-east.

Rail

Port Talbot Parkway is located 1.3 miles to the north of the property and offers a direct service to Cardiff Central with journey times of approximately 30 minutes.

Air

Cardiff Airport is located approximately 28 miles to the south of the subject property and provides direct flights to an extensive number of UK and international destinations.

Tenure

The land is available to let by way of a new lease on terms to be agreed.

The freehold interest in the property may also be available.

Further details on request.

Planning status

The property is allocated as part of an existing employment area within the Local Development Plan. The property therefore lends itself to be used for open storage, industrial purposes or other redevelopment opportunities, subject to planning.

Method of sale

Offers are invited for either the leasehold or freehold interest in the property. For further information, please contact Savills, the sole agents.
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.

property.abports.co.uk

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