



FORMER TINMASTERS SITE, BRYNTYWOD, SWANSEA, SA5 7LN

Industrial Unit / Warehouse for Sale

Close Proximity (<1km) to M4 Motorway (J46)

Fully Fenced Site with Secure Yard

Large (1,300 KVA) Power Supply

117,418 sq ft (10,908.38 sq m)

Quoting Offers in Excess of £4,500,000 exclusive



LOCATION

The property is located on the outskirts with Swansea, close to the M4 Motorway between junctions 46 and 47. The property is located on Bryntwyod, just off the A48 which in turns leads to the M4 at junction 46, less than 1km from the property.

Nearby occupiers include a range of industrial and residential occupiers. Industrial occupiers include Gavin Griffiths Group, DPD, Welsh Government and others.

DESCRIPTION

The property is a four bay warehouse of portal frame construction with purpose built two storey offices at the front of the building.

The warehouse comprises of 4 bays each with at least 1 rolling shutter door providing access (minimum 4.8m x 4.8m). The warehouse benefits from concrete floor (painted in part), a clear working height of 6.4m, LED lighting (mainly) and gas heating.

There are 2 storey offices to the front of the building provide a range of cellular offices and meeting rooms. These benefit from suspended ceilings (in part), a mixture of Cat II lighting and strip lighting, wall mounted power and data sockets, double glazed windows and comfort cooling (in part). WC's are also provided.

The property benefits from three phase power (advised 1,300 KVA supply), gas and mains water.

Externally there is parking to the front of the building and yard areas and further parking areas to the side of the building. The total site area is approximately 5.4 acres.

ACCOMMODATION

2 Storey Offices	252.66 (sq m)	2,720 (sq ft)
Bay 1	2442.39 (sq m)	26,290 (sq ft)
Bay 2	2379.47 (sq m)	25,613 (sq ft)
Bay 3	2434.09 (sq m)	26,201 (sq ft)
Bay 4	3399.78 (sq m)	36,595 (sq ft)
Total:	10908.38 sq m	117,418 (sq ft)

PLANNING

We understand that the property benefits from planning consent for industrial use. However, we recommend that interested parties make their own enquiries to the local authority.

LOCAL AUTHORITY

Swansea Council:
Tel: 01792 636000

RATING ASSESSMENT

RATEABLE VALUE:	£140,000
RATES PAYABLE 2025-26:	£79,520

We believe the above to be correct, however interested parties should make their own enquiries with Swansea Council.



ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate has been ordered and will be available shortly.

TENURE

The long leasehold interest in the property is available with further information available on request.

We are seeking offers in excess of £4,500,000 exclusive.

VIEWING

Should you require further information or wish to arrange a viewing, please contact:-

DAN SMITH / 07889 178 995 / dan@m4pc.co.uk

Or our joint agents Knight Frank on 02920 492 492



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