emanueljones

All Enquiries

Workshop Units

Gorof Road, Ystradgynlais, Swansea, SA9 1EH

18,701 sq ft (1,737.35 sq m)

029 2081 1581

www.emanuel-jones.co.uk

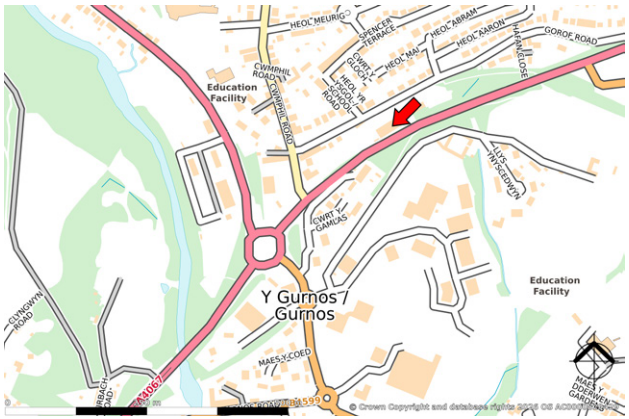
- Two detached industrial warehouses
- Established industrial location
- Large yard

Location

Ystradgynlais occupies a strategic position in the upper Swansea Valley benefitting from excellent connectivity sitting approximately 13 miles north-east of Swansea and 32 miles north-west of Cardiff.

The A4067 provides a direct route south towards Swansea and the M4 motorway, and north towards the Brecon Beacons.

Nearby occupiers include LBS Builders Merchants, Arrow MOT Centre and Home Bargains.



Description

The subject property comprises two detached warehouses on a site totalling 2.43 acres providing a low site coverage of 20.5%.

The smaller unit comprises brick/clad elevations under a pitched corrugated roof. The unit has 1 manual level access roller shutter door.

The larger unit comprises brick/clad elevations under a pitched corrugated roof. The unit has 3 manual level access roller shutter doors. Internally, there are WC's, first floor offices and a low height second floor mezzanine.

We understand the larger warehouse has mains water, gas and electricity.

Accommodation

Description	Area sq ft	Area sq m
Smaller Industrial/Warehouse	2,905	269.93
Lean to	121	11.27
Total	**3,027**	**281.20**
Larger Industrial / Warehouse	7,923	736.09
First Floor Offices	2,087	193.91
Low height Mezzanine	7,923	736.09
Single Storey Storage	767	71.26
Total	**18,701**	**1,737.35**

Use

We understand the property benefits from B1/B2/B8 planning. Parties should make their own enquiries with the Local Authority.

Tenure

All enquiries.

Business Rates

To be assessed.

EPC

The property is to be assessed.

VAT

The property has been elected for VAT and will be charged where applicable.

Viewing

Strictly by appointment via sole agents Emanuel Jones: -

Contact: Rhys Williams / Luca Piazza

Email: rhys@emanuel-jones.co.uk
luca@emanuel-jones.co.uk

Subject to Contract and Availability

Contact Us:

029 2081 1581

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