

## FOR SALE

### South Wales Distribution Centre, Kenfig, South Wales, SA13 2PE

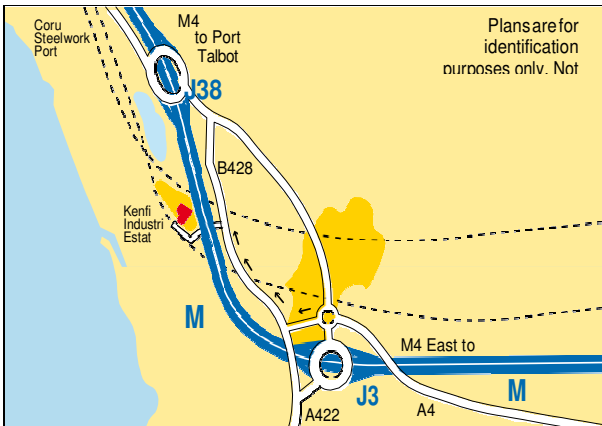
Industrial Development / Storage Land



- Development Site 1.6 hectare (4 acres)
- Level site in close proximity to M4 Motorway
- Estate occupiers inc. Amazon, Bunzl and John Pye Auctions
- Bespoke new build opportunities considered

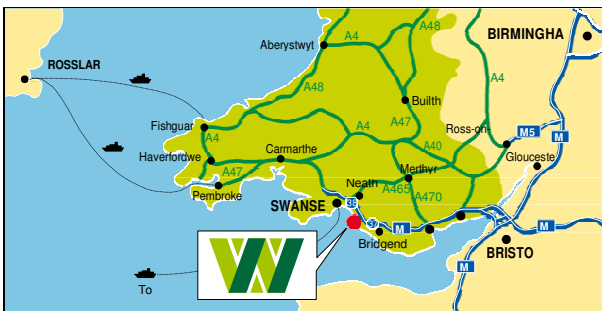
## Location (SA13 2PE)

South Wales Distribution Centre is located between Swansea and Cardiff on the established Kenfig Industrial Estate. The site is visible from the M4 motorway which is adjacent to the estate.



The estate is accessed from the M4 via the A4229 and B4283 from Junction 37 (3.5 miles) and via the B4283 from Junction 38 (1.5 miles).

South Wales Distribution Centre is well situated to serve the whole of South Wales, the South West of England (via the M4 and M5 Motorway) and the Midlands via the A465 and M50 links.



## Description

The site comprises a level undeveloped plot close to the main entrance to the estate.

## Accommodation (Gross External Area)

Total Gross Acreage – 1.6 ha. (4.0 ac.)

## Mains Services

We are informed that electricity, water and drainage are available in the vicinity..

## Planning

The estate is in an area zoned for B1, B2, and B8 employment uses but a more detailed planning application may be required – the purchaser is advised to make their own investigations in order to assess the suitability of the site for their own specific purposes.

JUNE 2017

## Tenure

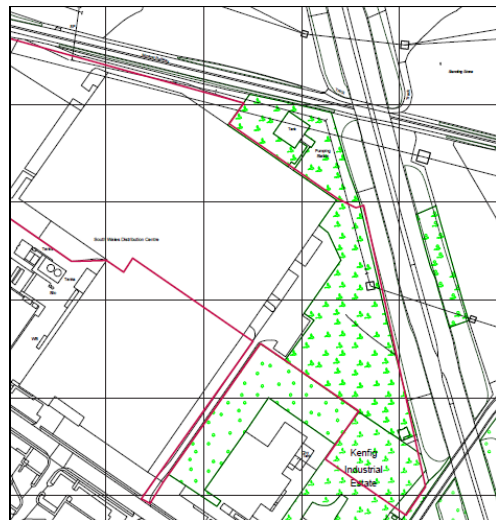
We have been informed the site is held **freehold** and it is this interest we have been instructed to sell.

## Price

On application.

## Bespoke Development

Our clients may also consider the development of a bespoke building to meet an occupiers specific needs on a pre-let agreement – further information is available on request.



## VAT

All figures quoted are exclusive of VAT which will be charged.

## Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter

## Viewing

For further information or to arrange an inspection please contact the joint sole agents



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SUBJECT TO CONTRACT

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