

alder king

PROPERTY CONSULTANTS

TO LET

Former Visitor Centre

Cefn Gwrgan Road, Port Talbot, SA13 2BZ

Modern Office Accommodation – Between approx. 777 to 2,084 sq ft



Location

The property is situated just off Cefn Gwrgan Road, to the south of Port Talbot town centre within a predominantly mixed-use area. It benefits from excellent connectivity to the strategic road network via the M4 motorway which is accessible at Junction 38, approximately 1.5 miles southeast of the site. Alternatively, if travelling northbound the M4 can be accessed at the Groes Interchange less than a mile to the east.

The A4241 (Harbour Way) runs along the western boundary of the site, offering an alternative route towards Aberavon and Port Talbot, as well as linking to nearby industrial and commercial areas.

The immediate surrounding comprises predominantly undeveloped or vacant land to the west and east, with established residential properties located to the north. Tata Steel's Port Talbot Works lies in close proximity on the western side of the A4241 which is one of the areas key employment facilities.

M4 Motorway



< 1 mile east

A4241 Dual Carriageway



< 1 mile southeast

Port Talbot

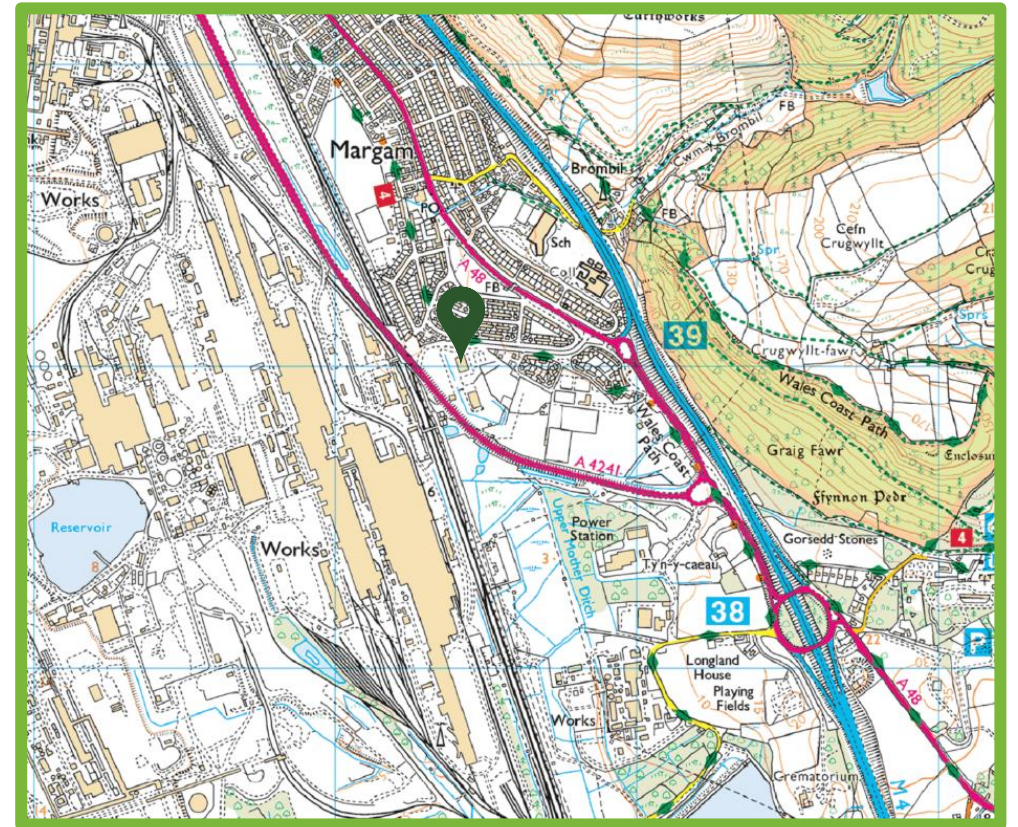


< 4 miles

Bridgend



< 12 miles



Accommodation

Description

The property two self-contained office suites. Unit 2 has been recently refurbished to a high standard.

The available space comprises single-storey of office accommodation, totaling 2,084 sq ft, either available together or separately.

Both units are currently open-plan and can therefore be adapted to the need of any future occupier to suit specific requirements.

Area	Sq ft	Sq m
Unit 1	1,307	121.42
Unit 2	777	72.19
Total	2,084	193.61

The salient points of both units listed on the right.

Unit 1

- Concrete floor
- LED lighting
- Toilet
- Perimeter trunking
- 2.45m height from floor to suspended ceiling
- Manual shutters for the main door, electric shutters for all windows

Unit 2

- Concrete floor and fully carpeted
- Fully air-conditioned
- DDA compliant toilet
- Perimeter trunking
- 2.43m height from floor to suspended ceiling;
- Manual shutters for the main door, electric shutters for all windows

Car Parking

Car parking is provided to the west of the property. Details regarding provision available upon request.

Service Charge

We understand that a service charge for the building is implemented. The most recent available figures can be provided upon request.

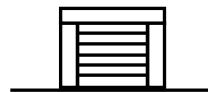
Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Suspended ceilings



Door / Window Shutters



Onsite parking



WC Facilities



Open plan layout



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use. Any occupier should make their own enquiries to the Planning Department of Neath and Port Talbot Council. Tel: (01639) 686777 or email planning@npt.gov.uk.

Business Rates

Interested parties should make their own enquiries to of Neath and Port Talbot Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment (www.voa.gov.uk).

Energy Performance Certificate

The EPC Rating for Unit 1 is E (118), expiring in July 2035.

The EPC Rating for Unit 2 is B (34), expiring in July 2035.

Full certificates can be provided upon request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

Buildings Insurance

A successful tenant/purchaser will be responsible for a fair proportion of the annual buildings' insurance.

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Tenure

The property is available on a new standard repairing lease with terms to be negotiated.

Rent

Unit 1 is offered to let at £6.00 per sq ft per annum, exclusive of VAT.

Unit 2 is offered to let for £9.00 per sq ft per annum, exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants
18 Park Place
Cardiff
CF10 3DQ
www.alderking.com



Owen Young
029 2038 1996
07974 186 482
oyoung@alderking.com



Gerallt Dafydd
029 2039 1468
07990 891 010
gdafydd@alderking.com

AK Ref: GD/101983 **Date:** November 2025 **Subject to Contract**



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

Important Notice

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1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

Unit 1



Unit 2



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PROPERTY CONSULTANTS

I'W OSOD

Canolfan Ymwelwyr Gynt

Heol Cefn Gwrgan, Port Talbot, SA13 2BZ

Swyddfa Fodern – Rhwng tua 777 a 2,084 troedfedd sgwâr



Lleoliad

Mae'r adeilad wedi'i leoli ychydig oddi ar Heol Cefn Gwrgan, i'r de o ganol tref Port Talbot, o fewn ardal sydd yn bennaf o ddefnydd cymysg. Mae'n manteisio ar gysylltedd cyfleus drwy rhwydwaith ffyrdd strategol yr M4 (Cyffordd 38) sydd tua 1.5 milltir i'r de-ddwyrain o'r safle. Fel arall, os ydych yn teithio tua'r gogledd, gellir cyrraedd yr M4 llai na milltir i'r dwyrain.

Mae'r A4241 (Ffordd Harbwr) yn rhedeg ar hyd ffin orllewinol y safle, gan gynnig llwybr amgen tuag at Aberafan a Port Talbot, yn ogystal â chysylltu ag ardaloedd diwydiannol a masnachol cyfagos.

Mae'r amgylchedd uniongyrchol yn cynnwys tir heb ei ddatblygu neu dir gwag i'r gorllewin a'r dwyrain, gyda thai preswyl sefydledig wedi'u lleoli i'r gogledd. Mae Gwaith Port Talbot Tata Steel yn agos iawn ar ochr orllewinol yr A4241, sef un o brif gyfleusterau cyflogaeth yr ardal.

M4



< 1 milltir i'r dwyrain

A4241



< 1 milltir i'r de-ddwyrain

Port Talbot

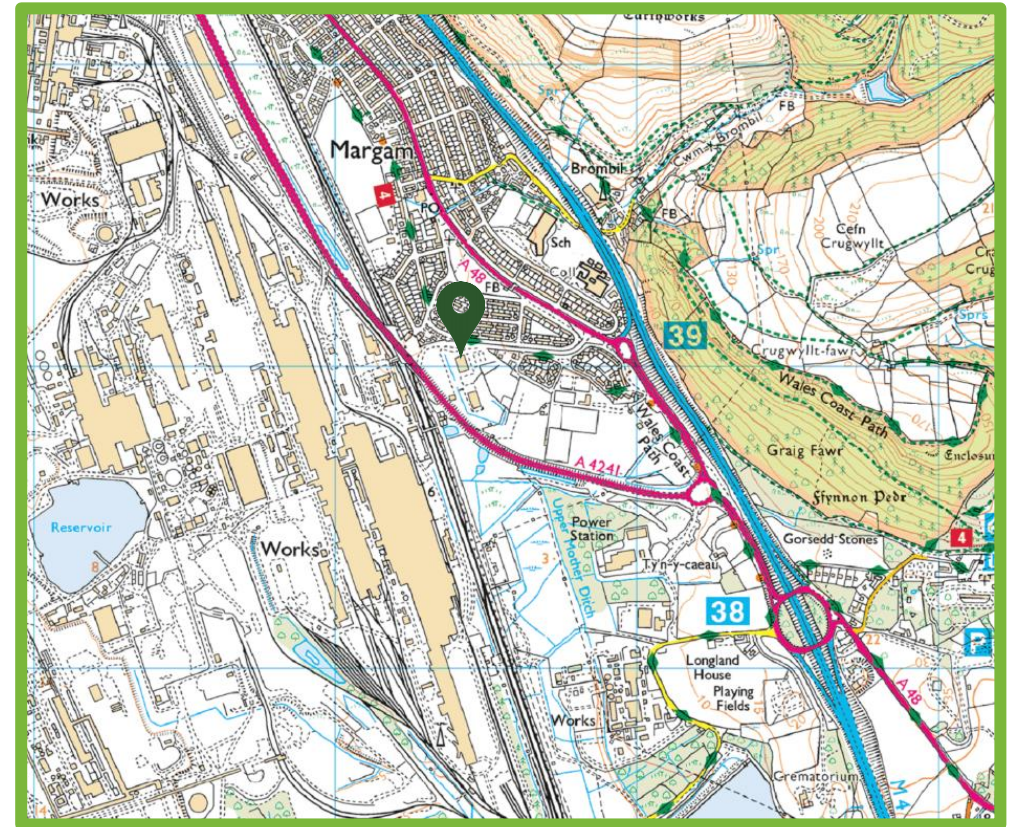


< 4 milltir

Peny-bont ar Ogwr



< 12 milltir



Llety

Disgrifiad

Mae dau uned hunangynhwysol ar gael i'w ddefnyddio fel swyddfeydd. Mae Uned 2 wedi'i hadnewyddu'n ddiweddar i safon uchel.

Mae'r unedau sydd ar gael yn cynnwys swyddfeydd unllawr, cyfanswm o 2,084 troedfedd sgwâr, ar gael naill ai gyda'i gilydd neu ar wahân.

Mae'r ddwy uned ar hyn o bryd yn gynllun agored ac felly gellir eu haddasu i anghenion unrhyw ddeiliad yn y dyfodol i weddu i ofynion penodol.

Ardal	Tr Sg	M Sg
Uned 1	1,307	121.42
Uned 2	777	72.19
CYFANSWM	2,084	193.61

Uned 1

- Llawr concrit
- Goleuadau LED
- Toiled
- Trincio perimedr
- Uchder o 2.45m o'r llawr i'r nenfwd
- Caeadau â llaw ar gyfer y prif ddrws, caeadau trydan ar gyfer pob ffenestr

Uned 2

- Llawr concrit a charped llawn
- Aerdymheru llawn
- Toiled sy'n cydymffurfio â DDA
- Trinc perimedr
- Uchder o 2.43m o'r llawr i'r nenfwd
- Caeadau â llaw ar gyfer y prif ddrws, caeadau trydan ar gyfer pob ffenestr

Parcio

Darperir parcio ceir i'r gorllewin o'r adeilad. Mae manylion ynghylch y ddarpariaeth ar gael ar gais.

Tâl Gwasanaeth

Rydym yn deall bod tâl gwasanaeth ar gyfer yr adeilad yn cael ei weithredu. Gellir darparu'r ffigurau diweddaraf ar gais.

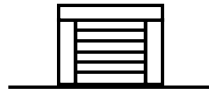
Gwasanaethau

Fe'n cynghorir bod yr holl brif wasanaethau wedi'u cysylltu â'r safle. Rydym yn cadarnhau nad ydym wedi profi unrhyw un o'r gwasanaethau a rhaid i unrhyw feddiannwr fodloni ei hun yn annibynnol ynghylch cyflwr eitemau o'r fath.

Nenfydau atal



Caeadau Drws / Ffenestr



Parcio Ar Safle



Cyfleusterau Toiled



Cynllun Agored



Cynllunio | Cyfraddau | EPC | Termau

Cynllunio

Fe'n hysbysir ar lafar bod gan y llety ganiatâd cynllunio ar gyfer defnydd diwydiannol, ond dylai unrhyw feddiannydd wneud eu hymholiadau eu hunain i Adran Gynllunio Cyngor Castell-nedd Port Talbot. Ffôn: (01639) 686777 neu ebost: planning@npt.gov.uk.

Trethi Busnes

Dylai partïon â diddordeb wneud eu hymholiadau eu hunain i Gyngor Castell-nedd Port Talbot i ganfod yr union gyfraddau sy'n daladwy oherwydd gallai newid mewn meddiannaeth arwain at addasu'r asesiad ar drethi (www.voa.gov.uk).

Tystysgrif Perfformiad Ynni

Y Sgôr EPC ar gyfer Uned 1 yw E (118), yn dod i ben ym mis Gorffennaf 2035. Y Sgôr EPC ar gyfer Uned 2 yw B (34), yn dod i ben ym mis Gorffennaf 2035. Gellir darparu tystysgrifau llawn ar gais.

Cod Prydlesu

I gael y cyngor RICS diweddaraf ar brydlesu eiddo masnachol, edrychwch arlein - [Cod RICS ar gyfer Prydlesu 2020](#).

TAW

O dan Ddeddfau Cyllid 1989 a 1997, gellir codi TAW ar y pris rhent/prynu. Argymhellwn fod y darpar denantiaid/prynwyr yn sefydlu'r goblygiadau TAW cyn ymrwymo i unrhyw gytundeb.

Yswiriant Adeiladau

Bydd y tenant llwyddiannus yn gyfrifol am gyfran deg o'r yswiriant adeiladau blynyddol.

Gwrth-wyngalchu Arian (AML)

Bydd yn ofynnol i'r tenant llwyddiannus ddarparu gwybodaeth berthnasol i fodloni gofynion AML pan gytunir ar Benawdau Telerau.

Daliadaeth

Mae'r eiddo ar gael ar brydles atgyweirio safonol newydd gyda thelerau i'w trafod.

Rhent

Cynigir Uned 1 i'w rhentu am £6.00 y droedfedd sgwâr y flwyddyn, heb gynnwys TAW. Cynigir Uned 2 i'w rhentu am £9.00 y droedfedd sgwâr y flwyddyn, heb gynnwys TAW.

Costau Cyfreithiol

Pob parti i fod yn gyfrifol am eu costau cyfreithiol eu hunain.

Cyfeiriadau/Blaendaliadau Rhent

Gellir gofyn am gyfeiriadau ariannol a chyfrifyddu gan unrhyw denant ddarpar cyn cytuno. Efallai y bydd gofyn i denantiaid darpar ddarparu blaendal rhent yn amodol ar ddisgresiwn y landlord.

Trefniadau ar Gyfer Cael Gweld

I gael rhagor o wybodaeth neu i drefnu archwiliad, cysylltwch â'r asiantiaid:



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Cyf AK: GD/101983 **Dyddiad:** Rhagfyr 2025 **Yn amodol ar Contract**



ASiantaeth Fasnachol



Buddsoddi



Gwasanaethau Ail Adeiladu



Cynllunio



Datblygiad Preswyl



Gwasanaethau Proffesiynol



Gwasanaethau Rheoli



Adfer Aseid

Hysbysiad Pwysig

Mae Alder King LLP yn Bartneriaeth Atebolrwydd Cyfyngedig sydd wedi'i chofrestru yng Nghymru a Lloegr. Rhif OC306796.
Swyddfa Gofrestredig: Pembroke House, 15 Pembroke Road, Clifton, Bryste BS8 3BA.
Mae rhestr o'r holl Aelodau ar gael yn y Swyddfa Gofrestredig.

1. Rheoliadau Gwyngalchu Arian 2017

Fel rhan o'n rhwymedigaethau o dan Reoliadau Gwyngalchu Arian y DU, mae Alder King LLP yn ei gwneud yn ofynnol i unrhyw brynwr neu denant ddarparu gwybodaeth a dogfennaeth i fodloni ein rhwymedigaethau cyfreithiol.

2. Deddf Camliwio 1967

Canllaw yn unig yw'r llyfryn marchnata hwn ac nid yw'n rhan o unrhyw gynnig na chontract ac ni ddylid dibynnu arno fel datganiadau neu gynrychioliadau o ffaith.

3. Rheoliadau Rheoli Asbestos 2012 (CAR 2012)

Cyfrifoldeb perchennog neu denant yr eiddo, ac unrhyw un arall sydd â rheolaeth drosto a/neu sy'n gyfrifol am ei gynnal, yw cydymffurfio â'r rheoliadau. Mae canfod asbestos a chyfansoddion sy'n gysylltiedig ag asbestos y tu hwnt i gwmpas Alder King ac felly rydym yn argymhell eich bod yn cael cyngor gan ffynhonnell arbenigol.

Uned 1



Uned 2

