



ROBERT CHAPMAN & COMPANY  
COMMERCIAL PROPERTY & REGENERATION CONSULTANTS

## **To Let / May Sell**

**Currently being refurbished: Autumn 2006**

### **4 Kenfig Industrial Estate**

#### **PRELIMINARY DETAILS**

- A detached unit of approx. 2,400 sq m (25,835 sq ft)
- Expansion space up to 100%.
- Eaves height: approx. 5.1m.
- Ex – WDA unit built of portal frame, cavity brick with corrugated side cladding under a roof, a large proportion of which has been replaced in the last 15 months with insulated, composite plastisol panels.
- Sprinkler system in-situ.
- Water supply from borehole: licensed by Environment Agency.
- Site area: approx. 3.28 acres.
- Quoting rent: £2.75 per sq ft
- Grant aided area
- Client is considering splitting the unit into two equal halves to accommodate two smaller lettings.

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