



**FOR SALE / MAY LET**

**Afon Works,  
Bryntywood,  
Swansea  
SA5 7LN**

**Industrial Unit / Warehouse  
117,419 sq ft - Circa 5.4 acres**

Your partners in property



## Location

The property is located on the outskirts of Swansea, in close proximity the M4 Motorway between Junctions 46 and 47. The property is located on Bryntywod, just off the A48 which in turn leads to the M4 at Junction 46, less than 1km from the property.

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

## Description

The property comprises a four bay warehouse of portal frame construction with two storey offices to the front.

Each bay benefits from a level access shutter door (minimum 4.8m x 4.8m). The warehouse comprises of 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 which 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). WCs are also provided.

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

Externally the unit offers generous parking provisions and a yard area.



## Accommodation

The property has the following Gross Internal Area:

2 Storey Offices	252.69 sq m	2,720 sq ft
Bay 1	2442.42 sq m	26,290 sq ft
Bay 2	2379.52 sq m	25,613 sq ft
Bay 3	2434.15 sq m	26,201 sq ft
Bay 4	3399.78 sq m	36,595 sq ft
<b>Total:</b>	<b>10908.58 sq m</b>	<b>117,419 sq ft</b>

## Services

All mains services are included to the site including 3 phase electricity.

## Terms

The long leasehold interest in the property is available with further information on request. The land is owned via 120 year long leasehold which expires on the 25<sup>th</sup> March 2087 at a current rate of £17,000 per annum.

Title number: CYM479280

We are seeking offers in excess of £4.5 million exclusive.

A new lease for a minimum of 5 years will also be considered. Rent on application.

## EPC

EPC Rating of D(100). Certificate available if requested.

## VAT

Applicable on all costs.

## Rateable Value

Factory and premises - £155,000 (2026 list)





For further information, or to arrange a viewing, please contact sole agent Knight Frank.



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## January 2026 - SUBJECT TO CONTRACT

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Particulars dated January 2026. Photographs dated November 2025.

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