



**Gurnos Diwydiannol
ystad
Ystalyfera
SA9 2JA**

**Gurnos Industrial
Estate
Ystalyfera
SA9 2JA**

Each unit is generally 1,000 ft sq and has an office
Mae pob uned yn 1,000 tr. sgwâr fwy neu lai, gyda swyddfa

Am Fwy o wybodaeth, cysylltwch â :
Richard Ford, Eiddo ac Adfywio,
Y Ceiau, Ffordd Brunel, Parc Ynni Baglan,
Castell-nedd, SA11 2GG
01639 686694 / r.ford@npt.gov.uk

For further Information, please contact:
Richard Ford, Property & Regeneration,
The Quays, Brunel Way, Baglan Energy Park,
Neath, SA11 2GG
01639 686694 / r.ford@npt.gov.uk



Neath Port Talbot
Castell-nedd Port Talbot
County Borough Council Cyngor Bwrdeistref Sirol

Mae'r ystâd ddiwydiannol hon ym mhen uchaf Cwm Tawe, ger Ystalyfera ac i'r gogledd o brif ardal siopa Pontardawe mewn ardal sy'n boblogaidd ar gyfer adeiladau diwydiannol.

Mae'r A4067 a'r A4068 gerllaw a chysylltiadau trafniadaeth rhagorol â Rhydaman, Abertawe, coridor yr M4 a Ffordd Blaenau'r Cymoedd i Aberhonddu. Mae pob uned yn 1,000 tr. sgwâr fwy neu lai, gyda swyddfa, cyfleusterau toiledau a drysau rholio.

Sylwer bod TAW yn berthnasol i'r holl daliadau sy'n ymwneud ag unedau 4 i 10 yn yr ystâd hon. Unedau

Lleoliad

O G43 yr M4, dilynwch yr A4067, i Bontardawe. Ar y cylchdro nesaf, parhewch yn eich blaen i Bontardawe. Ar y pedwar cylchdro nesaf, parhewch yn eich blaen. Ar y pumed cylchdro, cymerwch yr allanfa 1af i'r A4068 ac mae'r ystâd ar y chwith yn fuan wedi gadael y cylchdro.

Ymwadiad – Mae Cyngor Bwrdeistref Castell-nedd Port Talbot wedi gwneud pob ymdrech i sicrhau bod yr wybodaeth a roddir ar y gwe-dudalennau hyn yn gywir. Ni ellir ystyried y manylion a roddir fel cynnig na rhan o gynnig. Dylai darpar denantiaid gadarnhau bod yr wybodaeth a roddir yn fanwl gywir.

This Industrial Estate is situated at the top of the Swansea Valley, near Ystalyfera and north of Pontardawe main shopping precinct in an area popular for industrial premises.

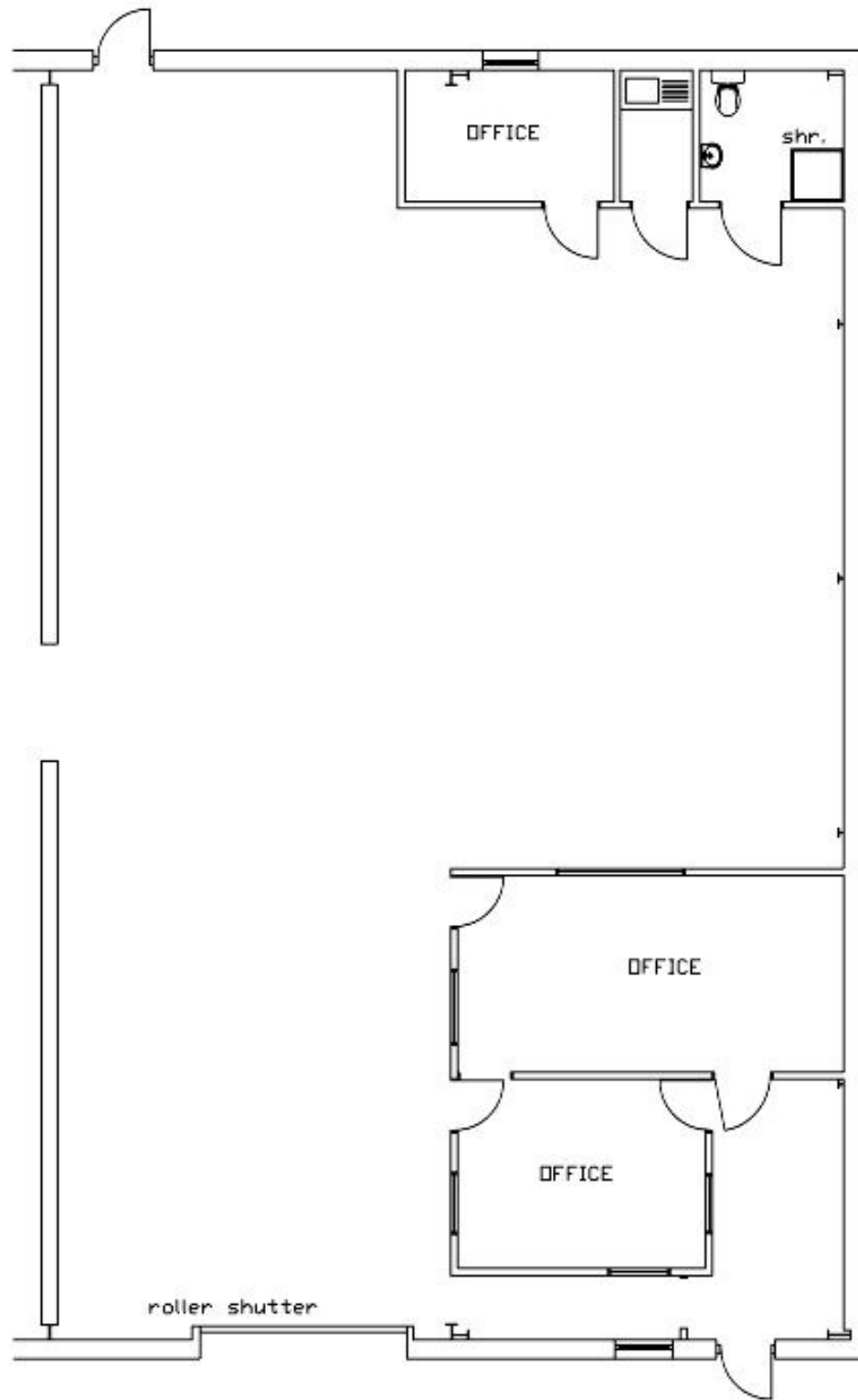
Within close proximity of the A4067 and the A4068 it has excellent transport links to Amanford, Swansea, the M4 corridor and the heads of the Valley Road to Brecon. Each unit is generally 1,000 ft sq and has an office, toilet facilities and roller shutter doors.

Please note VAT is applicable to all payments relating to units 4 to 10 in this estate.

Location

From J45 of the M4 take the A4067, signposted Pontardawe, at the next roundabout continue forward to Pontardawe, at the next four roundabouts' continue forward. At the fifth roundabout take the 1st exit on to the A4068 and the Estate is situated on the left-hand side shortly after leaving the roundabout.

Disclaimer – Neath Port Talbot County Borough Council have made every attempt to ensure that the information provided on these web pages are correct. The particulars displayed do not constitute an offer or any part of an offer. Prospective tenants should satisfy themselves of the accuracy of the information provided.



Cynllun Mewnol

Internal Layout



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