

**Lambert
Smith
Hampton**

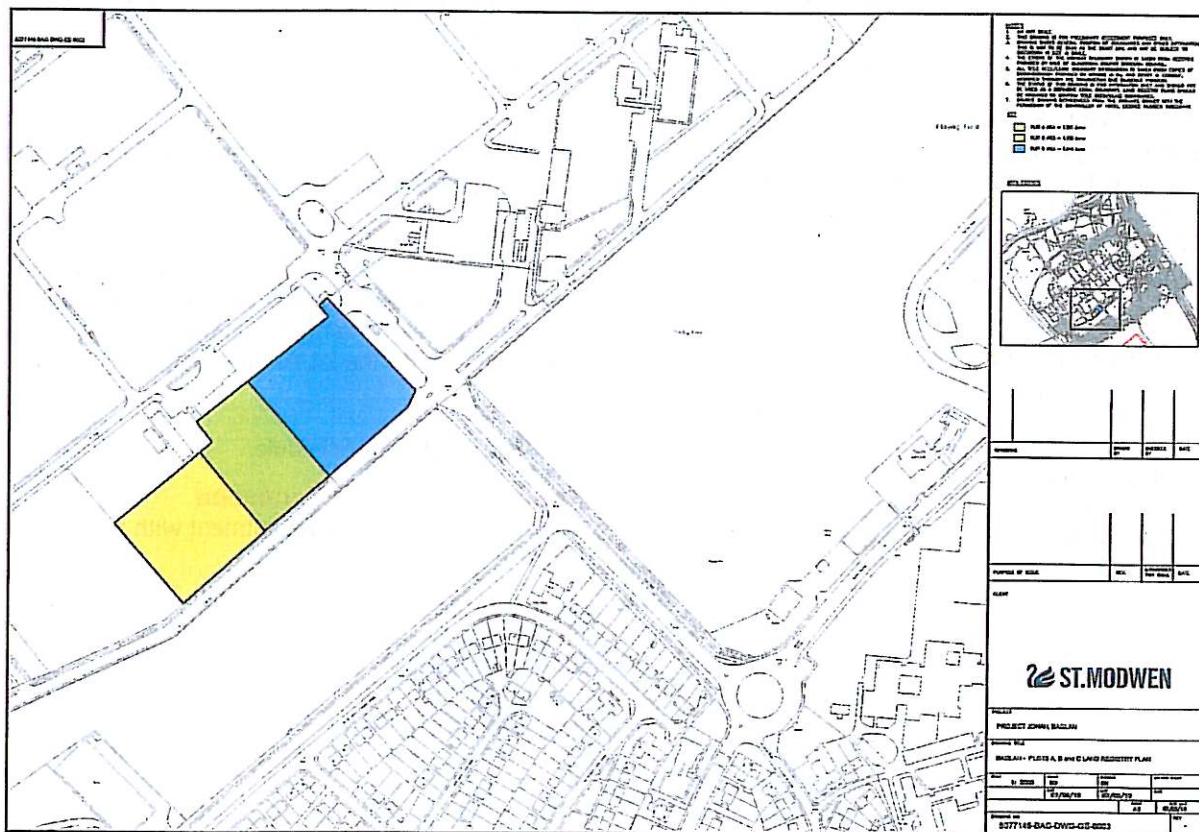
01792 702800
www.lsh.co.uk

To Let

Industrial

Distribution/Storage

Yard Areas, Baglan Energy Park, Baglan, Port Talbot



- 1 to 3 Acre (0.41 to 1.21 Ha)
- Easy access to M4 corridor
- Secure site
- Flexible terms



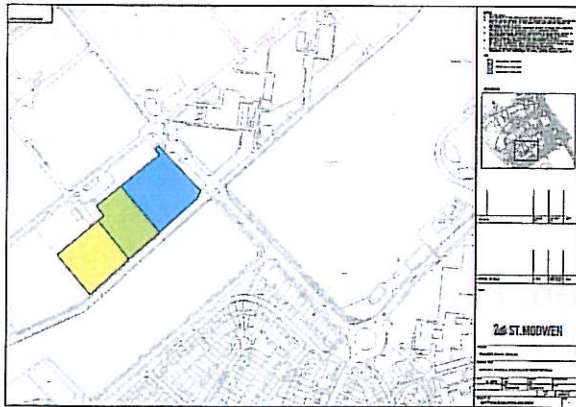
LSH named
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Lambert Smith Hampton

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Yard Areas, Baglan Energy Park, Baglan, Port Talbot

Location



The yard areas are located within Baglan Energy Park in the County of Neath Port Talbot. The site is accessed via the rear entrance to Baglan Energy Park, behind the Sandfields Playing Fields. The yard areas are within easy access to J41 & J42 of the M4 motorway, both of which are approx 2 miles distant. The town of Port Talbot is approx 2.5 miles to the south west, with Swansea City Centre located approximately 7 miles to the west.

Description

Three yard areas which have hard core/tarmacadam finished surface and part security fencing.

Features

- Flexible lease terms
- On site security
- Convenient to J41 & J42 of M4 motorway

Accommodation

Please see Availability Schedule for available yard areas.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate. Our client reserves the right to levy VAT on all payments.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Service Charge & Building Insurance

A service charge will be levied in relation to the upkeep of the joint common areas of the Estate. The landlord also reserves the right to levy a building insurance premium.

Lease Terms

The yard areas are available on new flexible lease terms, on a Full Repairing & Insuring basis.

Rateable Value

Please see attached Availability Schedule for updated rateable values on each of the yard areas. Interested parties are advised to verify this information by making direct contact with the local Rating Authority.

Rental

Please see Availability Schedule.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Jason Thorne

Lambert Smith Hampton

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September 2011

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YARD AREAS at BAGLAN ENERGY PARK
Baglan, Port Talbot**AVAILABILITY SCHEDULE**

Area	Size	Rental pax	Service Charge	Building Insurance	Rateable Value	Rate in the £ 2011/12	Availability
Plot A	1.30 acres	£9,100	TBA	TBA	TBA	42.8p	Immediate
Plot B	1.15 acres	£8,050	TBA	TBA	TBA	42.8p	Immediate
Plot C	1.65 acres	£11,550	TBA	TBA	TBA	42.8p	Immediate

NOTE: Our client reserves the right to levy VAT on all rental and service charge payments

For further information contact:

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