



Unit 4, Endeavour Close Industrial Estate, Purcell Avenue, Port Talbot, SA12 7PT

Industrial / Warehouse To Let

Summary

Tenure	To Let
Available Size	1,715 sq ft / 159.33 sq m
Rent	£14,150 per annum payment quarterly in advance
Service Charge	£1,010 per annum Budget Year End September 2025
Rates Payable	£3,821.60 per annum Based on 2023 Valuation. Currently qualifies for an element of small business rates relief

Key Points

- Single level roller shutter door, width 3 metres, height 3.4 metres
- Warehouse maximum eaves height 6.5 metres
- Warehouse minimum eaves height 3.4 metres
- Unit currently qualifies for circa 85% small business rates relief

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Summary

Available Size	1,715 sq ft
Rent	£14,150 per annum payment quarterly in advance
Rates Payable	£3,821.60 per annum Based on 2023 Valuation. Currently qualifies for an element of small business rates relief
Rateable Value	£6,800
Service Charge	£1,010 per annum Budget Year End September 2025
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Premium for Year Ending December 2025 to be confirmed
EPC Rating	D (79)

Description

Unit available at this popular estate / location - new Lease available.

Location

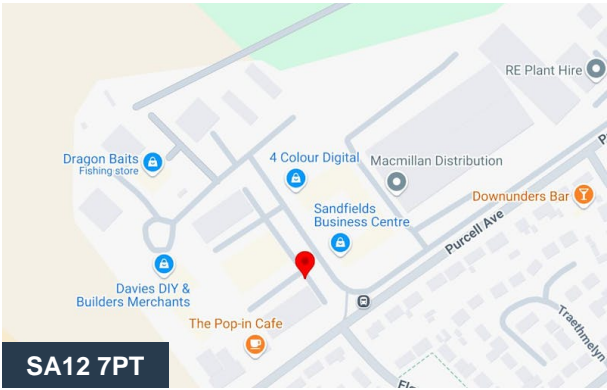
Endeavour Close, Purcell Avenue Industrial Estate forms part of the Sandfields Industrial Estate which is accessed via Purcell Avenue and located adjacent to Baglan Energy Park. The Estate benefits from excellent road links via the M4 motorway (J45) and is in close proximity to main line rail service at Port Talbot Parkway station, there is also a rail station at Baglan for local and connecting services.

Specification

Single level roller shutter door, width 3 metres, height 3.4 metres
Warehouse minimum eaves height 3.4 metres
Warehouse maximum eaves height 6.5 metres
Unit currently qualifies for circa 85% small business rates relief

Terms

Unit 4 Endeavour Close is available by way of a new full repairing and insuring Lease.



Viewing & Further Information



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