



## Unit 6 Endeavour Close, Baglan, Port Talbot, SA12 7PT

Well located light industrial /end of terrace warehouse in close proximity to the M4 Motorway at Baglan / Port Talbot

### Summary

|                       |   |
|-----------------------|---|
| <b>Tenure</b>         | To Let  |
| <b>Available Size</b> | 1,083 sq ft / 100.61 sq m                               |
| <b>Rent</b>           | £10,500 per annum Exclusive                             |
| <b>Service Charge</b> | £678.63 per annum plus VAT for the year ending 30.09.26 |
| <b>Rates Payable</b>  | £3,464.80 per annum based on 2026 Valuation.            |
| <b>Rateable Value</b> | £6,100  |
| <b>EPC Rating</b>     | C (66)  |

### Key Points

- Electric roller shutter door (manual) 3 metres wide, 3.4 metres high
- Warehouse maximum eaves height 6.1 metres
- Office and WC
- Unit currently qualifies for an element of small business
- End of terrace unit
- Warehouse minimum eaves height 3.8 metres
- 3 Phase electric supply

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| <b>VAT</b>            | Applicable  |
| <b>Legal Fees</b>     | Each party to bear their own costs  |
| <b>Estate Charge</b>  | £221.96 per annum<br>Current annual building insurance premium applicable for Unit 6. |
| <b>EPC Rating</b>     | C (66)  |

## Description

Well located light industrial / warehouse unit in close proximity to the M4 Motorway at Baglan / Port Talbot.

## 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.

## Small Business Rates Relief

The property may qualify for an element of small business rate relief.

<https://businesswales.gov.wales/non-domestic-rates-small-business-rates-relief>



## Viewing & Further Information



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