

Industrial, Investment  
26,207 sq ft (2,434.71 sq m)



**FOR SALE**

Unit 9, Baglan Industrial Estate,  
Port Talbot, **SA12 7DJ**

# Investment Sale - Single Let Industrial

- Freehold
- Prominent location close to J.41 of M4 motorway
- Fully let to Cultech Ltd
- Passing rent of £140,000 per annum (£5.34 psf)
- Lease expiring 31 August 2033 providing an unexpired term of approximately 7 years
- Large secure yard and low site density



## Size

26,207 sq ft (2,434.71 sq m)

## Price

Offers in excess of £1,700,000  
Exclusive of VAT

## Location

The property is situated within the heart of Baglan Industrial Estate, one of the main industrial locations in this part of South Wales with mixed uses including trade counter and retail. Prominent occupiers in the immediate vicinity include Howden Joinery, Screwfix, City Electrical Factors, Owens Road Transport, Warburtons Bakery and Freudenberg.

Port Talbot is located between Junctions 41 and 42 of the MA Motorway, the main east/west route between London and South West Wales. Cardiff and Swansea, the two largest centres of population in Wales, are approximately 36 miles to the east and 8 miles to the west respectively. The Prince of Wales Bridge which provides access to the MS Motorway and Bristol is located approximately 64 miles to the east. Cardiff Airport is located 30 miles to the south east of the town, with Bristol Airport approximately 78 miles to the east \_By rail, Port Talbot Parkway Railway Station provides regular and direct rail connections to Swansea (21 minutes), Cardiff (35 minutes) and London Paddington (2 hours 4 minutes).

Port Talbot is a key component of the Celtic Freeport, a multi-site green energy and industrial zone spanning South-West Wales. The town is home to Port Talbot Steelworks, the largest steel mill which is currently undergoing a f1.25 billion transition from traditional coal blast furnaces to green electric arc technology.

## Connectivity

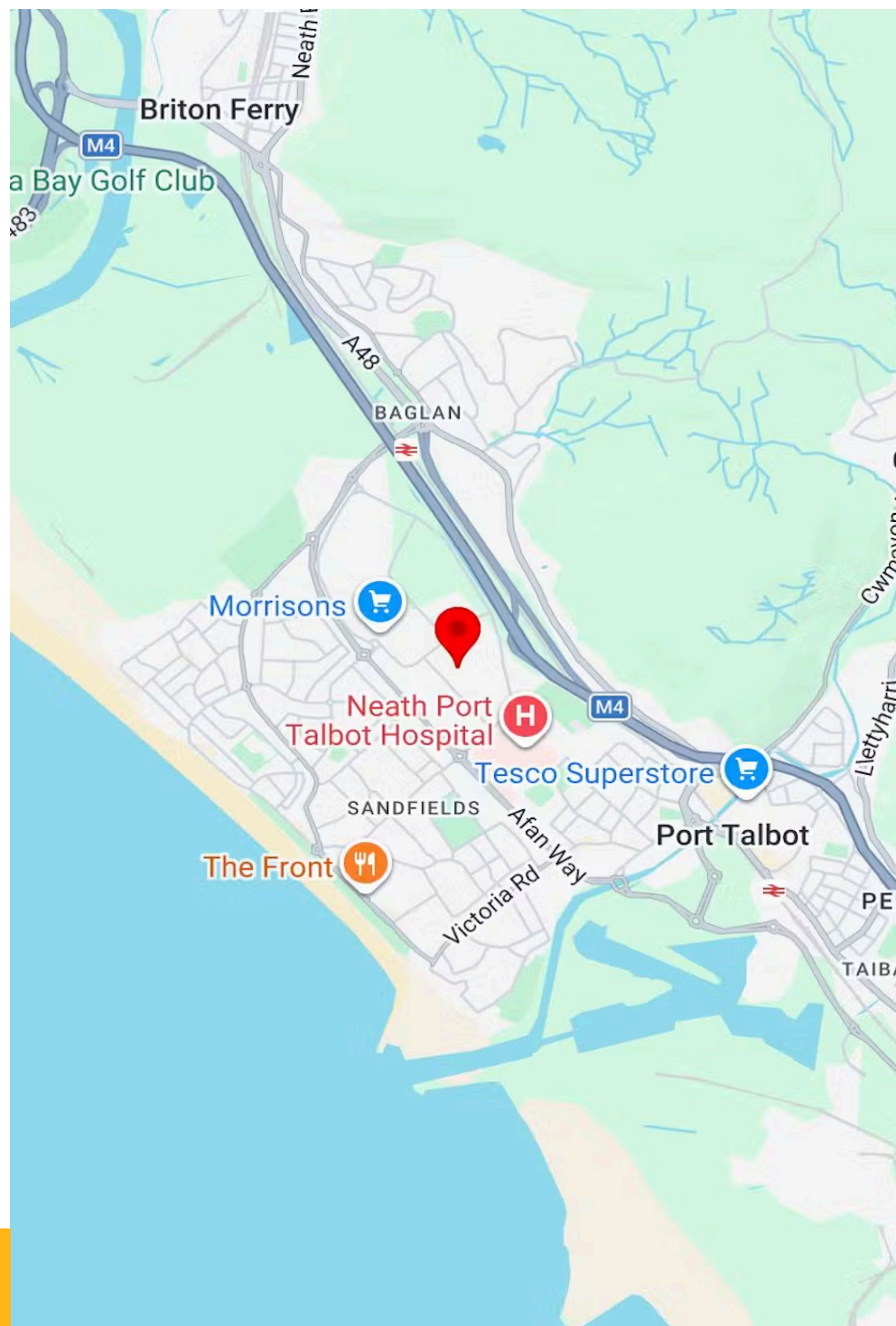
### Train Stations

|                             |            |
|-----------------------------|------------|
| Port Talbot Railway Station | 1.7 Miles  |
| Swansea Railway Station     | 9.2 Miles  |
| Cardiff Railway Station     | 36.1 Miles |



### Airports

|                 |          |
|-----------------|----------|
| Cardiff Airport | 30 miles |
| Bristol Airport | 78 miles |



# Description

The property comprises a semi-detached warehouse with large surfaced yard area and car parking providing low site density. The building is of steel portal frame construction over clad with metal sheeting.

The warehouse has 7m (minimum) eaves height. Vehicular access to the site is provided directly from the estate road via double gates opening up to the yard area and car park. Two large (5m high) roller shutter doors provide loading access from the yard area to the main warehouse. Pedestrian access is given to the side of the building which leads to the staff/office accommodation.

# Accommodation

|              | sq ft<br>(Approx GIA) | sq m<br>(Approx GIA) |
|--------------|-----------------------|----------------------|
| Ground floor | 24,907                | 2,314                |
| First floor  | 1,292                 | 120                  |
| TOTAL        | 26,199                | 2,434                |

# Specification



EPC: C (66)



Loading Doors  
(Surface level): 2



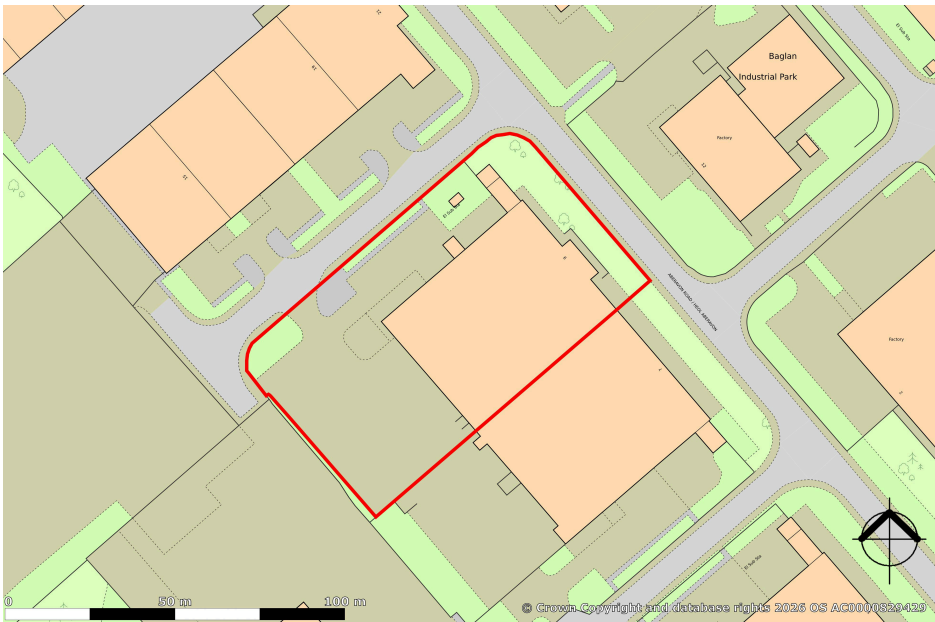
Car Parking



Secure yard



Eaves Height (m): 7





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Port Talbot, **SA12 7DJ**



Sat Nav. SA12 7DJ

Single Let Industrial Warehouse Investment  
Baglan Industrial Estate – Port Talbot  
Cultech Limited



SITE BOUNDARY FOR IDENTIFICATION PURPOSES ONLY

///wisdom.zoom.laptop



# Viewings

By appointment only

## Terms

Freehold

## Cultech Limited Key Financials

Cultech Limited is an active private limited company in the United Kingdom operating in the nutritional supplement industry with brands including Vega Vitamins, Lab4Probiotics and Pro-Ven Probiotics. The company has invested in the refurbishment and fit-out of the unit for its use as warehouse including racking, installation Of containerised tank storage facilities together with upgrade of the offices. Cultech Limited has a Creditsafe score of A9.

## Proposal

Offers in excess of £1,700,000 (One million, seven hundred thousand pounds), subject to contract and

exclusive of VAT. A purchase at this level reflects an attractive Net Initial Yield of 7.73%, subject to standard purchaser's costs of 6.49%. This represents a low capital value of £64.87 per sq ft

## Price

Offers in excess of £1,700,000 Exclusive of VAT

## EPC

C (66)

## VAT

Applicable

## Contact

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Jenkins Best for themselves and for the vendor/lessor of this property whose agents they are give notice that:

These particulars do not constitute any part of an offer or contract.

All statements contained in these particulars are made without responsibility on the part of Jenkins Best for the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement or representation of fact.

Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

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All terms quoted exclusive of VAT unless otherwise stated.

### Anti-Money Laundering (AML) Compliance Statement

In accordance with the UK Anti-Money Laundering Regulations 2017 (and subsequent amendments), all prospective purchasers must undergo a thorough identity verification process before entering into any property transaction. This includes providing valid identification, proof of address, and, where necessary, proof of the source of funds.