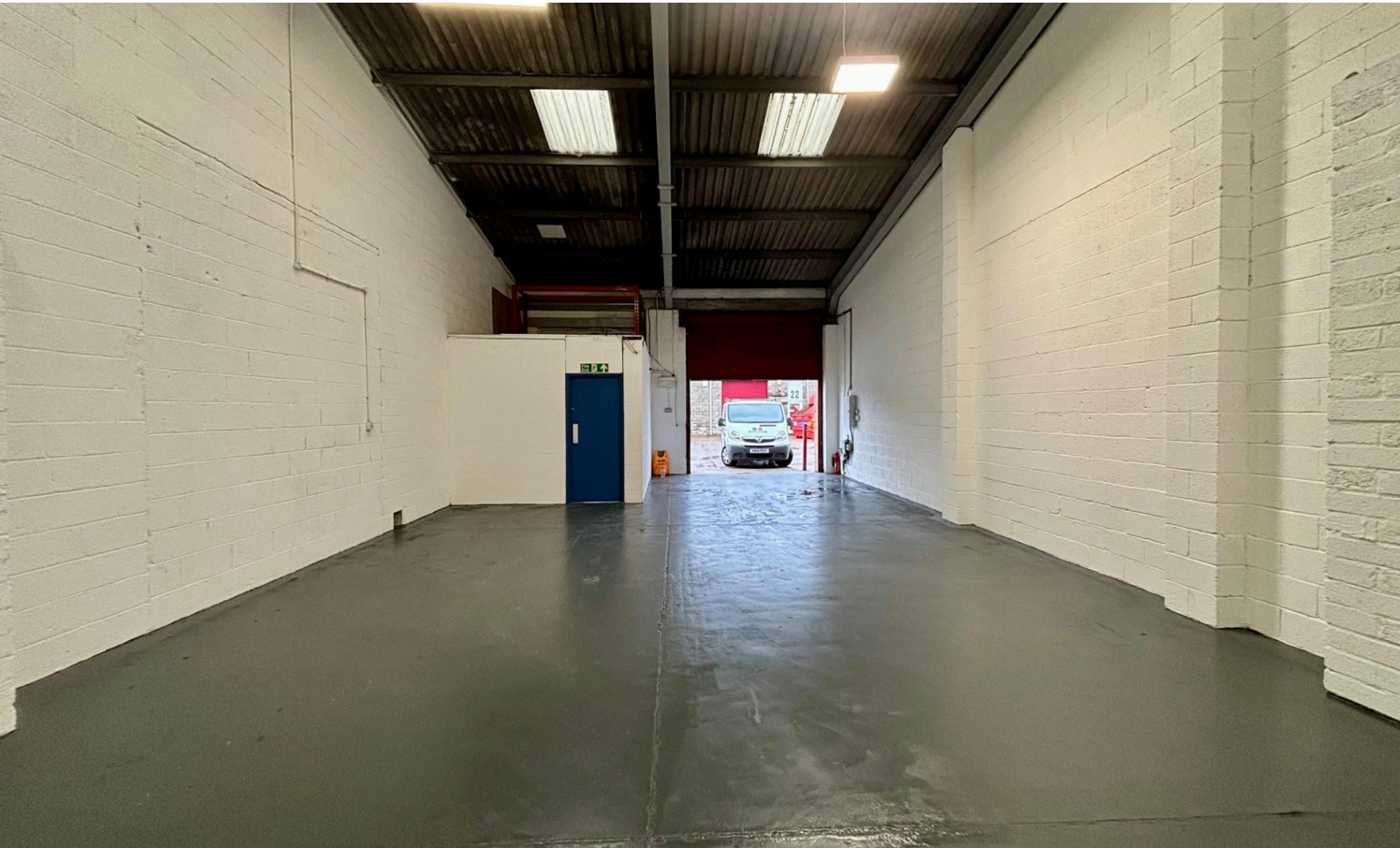




## Unit 13 Endeavour Close, Baglan, Port Talbot, SA12 7PT

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

### Summary

|                       |                                                                                                            |
|-----------------------|------------------------------------------------------------------------------------------------------------|
| <b>Tenure</b>         | To Let                                                                                                     |
| <b>Available Size</b> | 1,082 sq ft / 100.52 sq m                                                                                  |
| <b>Rent</b>           | £10,000 per annum Exclusive                                                                                |
| <b>Service Charge</b> | £644.79 per annum plus VAT for the year ending 30.09.25                                                    |
| <b>Rates Payable</b>  | £2,896.80 per annum based on 2023 Valuation *Unit currently qualifies for 100% small business rates relief |

### Key Points

- Single level roller shutter door (manual) 3 metres wide, 3.3 metres high
- Warehouse maximum eaves height 6.1 metres
- Office and WC
- Warehouse minimum eaves height 3.8 metres
- Currently qualifies for 100% Small Business Rates Relief
- 3 Phase electric supply
- LED Lighting
- Separate pedestrian door

# Unit 13 Endeavour Close, Baglan, Port Talbot, SA12 7PT

## Summary

|                |                                                                                                               |
|----------------|---------------------------------------------------------------------------------------------------------------|
| Available Size | 1,082 sq ft                                                                                                   |
| Rent           | £10,000 per annum Exclusive                                                                                   |
| Rates Payable  | £2,896.80 per annum<br>based on 2023 Valuation *Unit currently qualifies for 100% small business rates relief |
| Rateable Value | £5,100                                                                                                        |
| Service Charge | £644.79 per annum<br>plus VAT for the year ending 30.09.25                                                    |
| VAT            | Applicable                                                                                                    |
| Legal Fees     | Each party to bear their own costs                                                                            |
| Estate Charge  | £275 per annum<br>Current annual building insurance premium applicable for Unit 13                            |
| EPC Rating     | B (48)                                                                                                        |

## Description

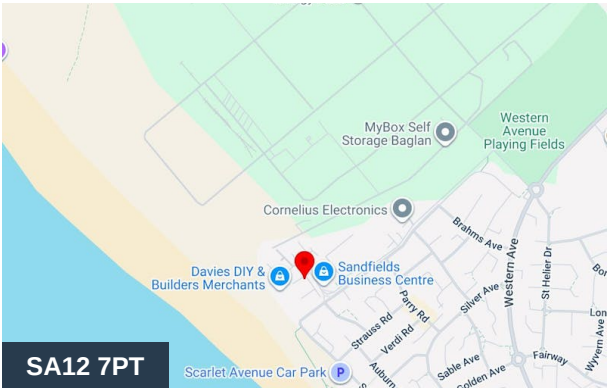
Well located light industrial / warehouse unit in close proximity to the M4 Motorway at Baglan / Port Talbot.

## 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

Currently qualifies for 100% Small Business Rates Relief:  
<https://businesswales.gov.wales/non-domestic-rates-small-business-rates-relief>



## Viewing & Further Information



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