



## Unit 10 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>	1,087 sq ft / 100.99 sq m
<b>Rent</b>	£10,000 per annum Exclusive
<b>Service Charge</b>	£657.46 per annum plus VAT for the year ending 30.09.26
<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

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## Summary

Available Size	1,087 sq ft
Rent	£10,000 per annum Exclusive
Rates Payable	£2,896.80 per annum based on 2023 Valuation *Unit currently qualifies for 100% small business rates relief
Rateable Value	£5,000
Service Charge	£657.46 per annum plus VAT for the year ending 30.09.26
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£317.66 per annum Current annual building insurance premium applicable for Unit 10
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Description

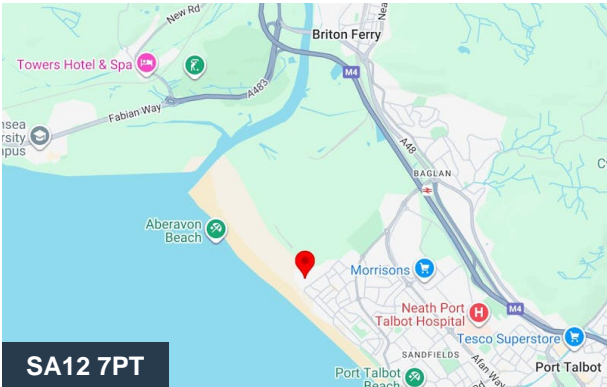
Well located light industrial / warehouse unit in close proximity to the M4 Motorway at Baglan / Port Talbot.

## 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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