



## Unit 8, Endeavour Close Industrial Estate, Purcell Avenue, Port Talbot, SA12 7PT

Industrial / Warehouse To Let

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,096 sq ft / 101.82 sq m
<b>Rent</b>	£9,864 per annum
<b>Service Charge</b>	£645 per annum Budget Year End September 2025
<b>Rates Payable</b>	£2,810 per annum Based on 2023 Valuation. Currently qualifies for 100% small business rates relief
<b>Rateable Value</b>	£5,000

### Key Points

- Single level roller shutter door, width 3 metres, height 3.4 metres
- Warehouse maximum eaves height 6.2 metres
- Integral office and WC
- Warehouse minimum eaves height 3.8 metres
- Unit currently qualifies for 100% small business rates relief
- 3 Phase electric supply

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VAT	Applicable
Legal Fees	Each party to bear their own costs. However,
Estate Charge	£232.62 per annum Premium for Year Ending December 2025
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Description

Unit available at this popular estate / location .

## Location

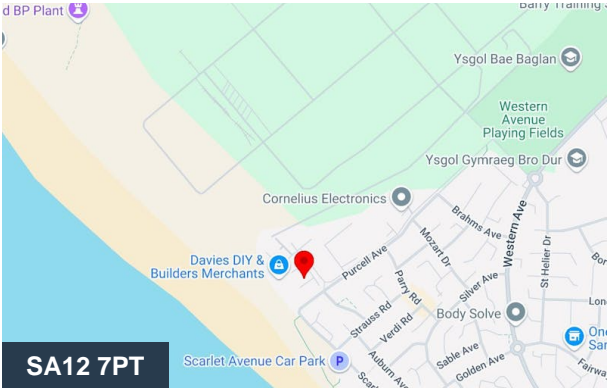
Endeavour Close, Purcell Avenue Industrial Estate forms part of the Sandfields Industrial Estate which is accessed via Purcell Avenue and located adjacent to Baglan Energy Park. The Estate benefits from excellent road links via the M4 motorway (J45) and is in close proximity to main line rail service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

## Specification

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- Warehouse minimum eaves height 3.8 metres
- Warehouse maximum eaves height 6.2 metres
- 3 Phase electric supply

## Terms

Available by way of a new full repairing and insuring Lease.



## Viewing & Further Information



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