



Unit 21 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

Tenure	To Let
Available Size	1,693 sq ft / 157.28 sq m
Rent	£14,790 per annum plus VAT
Service Charge	£1,024 per annum plus VAT for the year ending 30.09.26
Rates Payable	£4,114.80 per annum based on 2026 Valuation
Rateable Value	£8,100
EPC Rating	EPC exempt - EPC has been

Key Points

- Single level roller shutter door (manual) 3 metres wide, 3.3 metres high
- Warehouse maximum eaves height 6.5 metres
- Office and WC
- Warehouse minimum eaves height 3.5 metres
- LED lighting
- 3 Phase electric supply

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VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£304 per annum Current annual building insurance premium applicable for Unit 21
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.

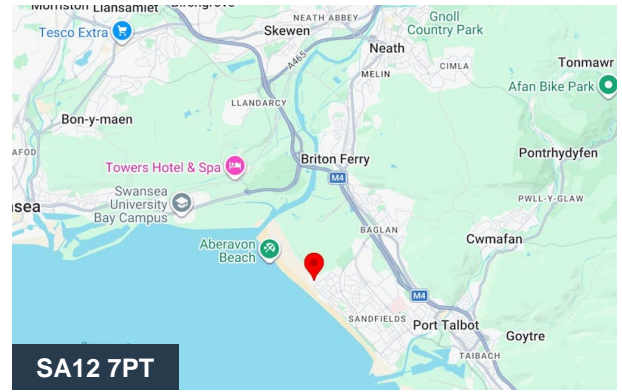
Location

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

May qualify for an element of small business rates relief:

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



Viewing & Further Information



Henry Best

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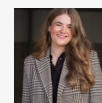
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