



Unit 1A-3, Seaway Parade Industrial Estate, Baglan, Port Talbot, SA12 7BR

Industrial/ warehouse with large yard - For Sale

Summary

Tenure	For Sale
Available Size	14,790 sq ft / 1,374.04 sq m
Price	Offers from £750,000
Service Charge	N/A
Rates Payable	£26,270 per annum Based on 2023 Valuation
Rateable Value	£46,250
EPC Rating	D (82)

Key Points

- Close proximity to M4 Motorway - Junctions 41 & 42
- Minimum eaves height 5.37 metres. Maximum eaves height 6.14 metres
- Accessed by 2 No. level access electric vehicular doors
- Occupiers in close proximity include Plumbase, and Holt JCB
- External - fenced yard area
- Potential to sub-divide / refurbish

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Rateable Value	£46,250
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	D (82)

Description

Well-located detached light industrial / distribution unit with large yard - close proximity to M4 Motorway - Junctions 41 & 42.

Location

Excellent road communications are provided to Junctions 41 & 42 of the M4 motorway, within 2 miles of the property. Swansea is located 7 miles to the West via the A48 and A483 trunk roads. Seaway Parade Industrial Estate is strategically located at the entrance to Baglan Energy Park and is recognised as an established industrial, distribution, and trade location. Occupiers in the immediate vicinity include Press Glass, Plumbase, and Holt JCB.

Specification

Minimum eaves height 5.37 metres. Maximum eaves height 6.14 metres

3 No. bays

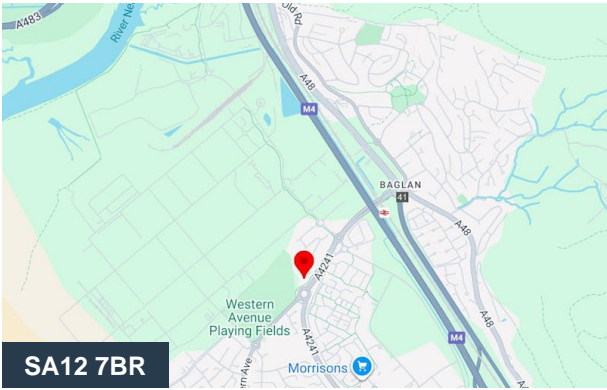
External - fenced yard area

Accessed by 2 No. level access electric vehicular doors

3 Phase electric supply

Terms

Please note that there is a right of access (strip of land highlighted on plan in yellow) for a neighbouring unit.



Viewing & Further Information



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