



## TO LET

334 TO 2,142 SQ FT  
(31.03 TO 199 SQ M)

## RENT ON APPLICATION

Prominently positioned new  
build commercial units  
offering high-quality modern  
accommodation with  
dedicated parking

- Brand New Mixed Use Development
- Modern Design with Full-Height Glazed Frontage
- Prominent Position opposite the Train and Bus Stations
- 13 Dedicated Car Parking Spaces
- Opportunity to take space individually or as a whole

## Summary

Available Size	334 to 2,142 sq ft
Rent	Rent on application
Business Rates	To be assessed upon completion
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Currently being constructed or undergoing major refurbishment

## Description

A brand-new mixed-use development, prominently positioned property offers high-quality modern office/retail accommodation in the heart of Port Talbot.

The scheme comprises 199m2 of commercial space, which is capable of subdivision to provide units from 31 m2 upwards, with flexibility for occupiers to take individual units or combine space to suit specific requirements.

The units benefit from a contemporary design, featuring full-height glazing to the commercial frontage, providing excellent natural light and strong visual presence.

The surrounding area includes a mix of established amenities such as The Grand Hotel, and a variety of local services, making it a highly convenient location for both customers and staff.

## Location

The properties occupy a highly accessible position in the heart of Port Talbot, directly served by excellent transport connections. The location benefits from immediate proximity to Port Talbot Parkway railway station with a direct service to London, Paddington and key bus routes, providing strong links across South Wales. Road connectivity is equally strong, with rapid access to the M4 motorway, enabling efficient travel to Swansea, Cardiff, and the wider region.

The surrounding area includes a mix of established amenities such as The Grand Hotel, and a variety of local services, making it a highly convenient location for both customers and staff.

## Terms

Whole Unit - £22,000 per annum (exclusive).

Sub-division - Please enquire for detailed costings.

## Accommodation

the commercial space provides 199 m2 and is available either as a whole or sub-divided from 31 m2 upwards. Floorplans of proposed sub-division are available on the BP2 website.

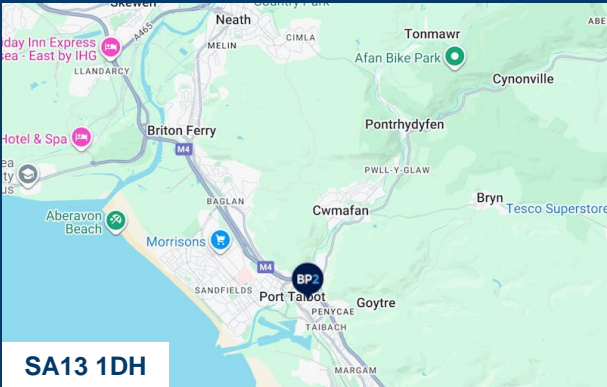
## Service Charge

Occupiers will be liable for a service charge to contribute to the maintenance of the building, bin stores and parking.

Further details upon request.

## Car Parking

The property provides a total of 13 dedicated car parking spaces.



## Viewing & Further Information



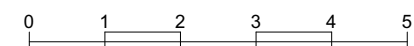
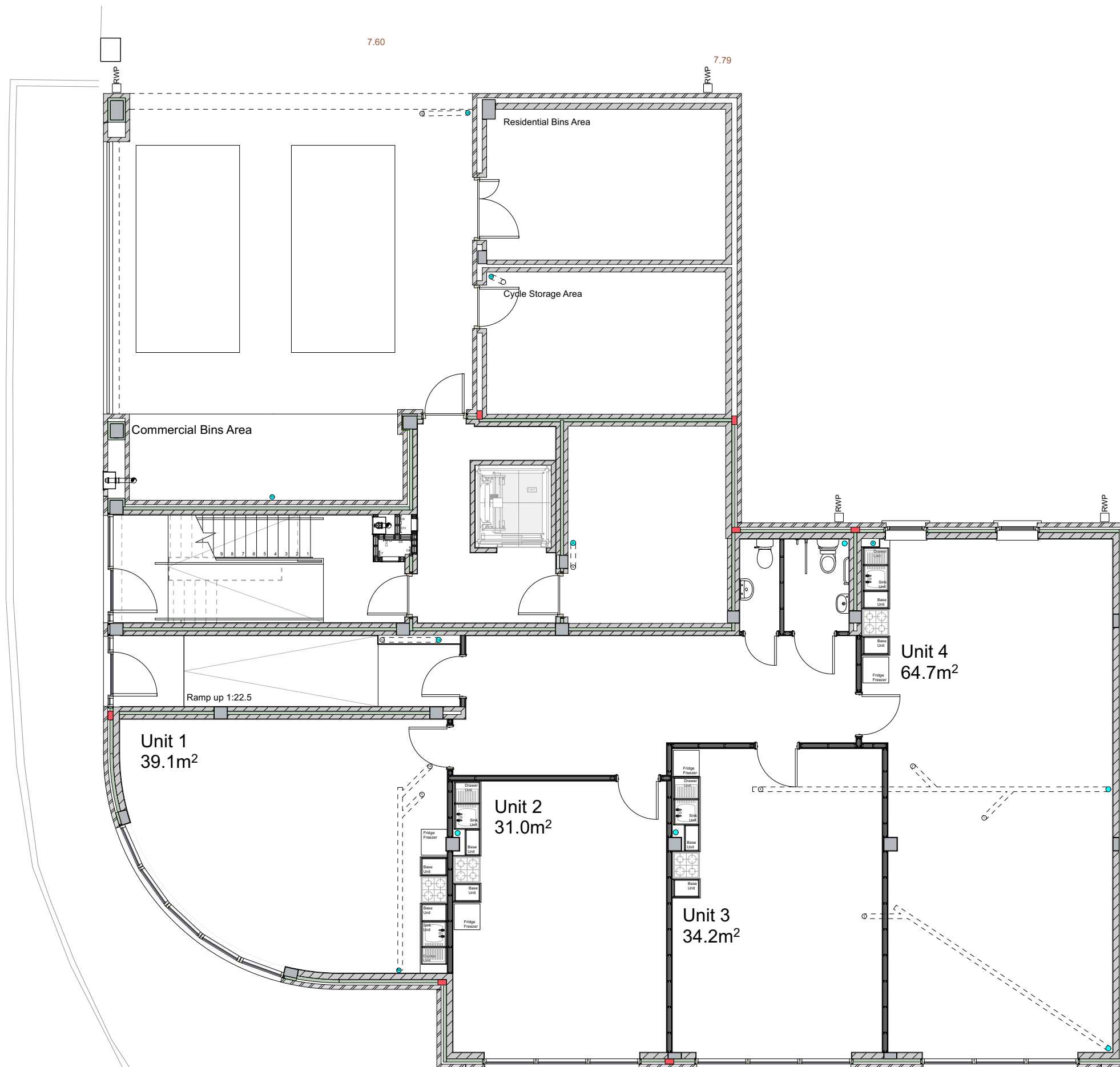
**Ceri Daniel**  
07827120389  
ceri@bp2property.com



**David Blyth MRICS**  
07966 752301  
david@bp2property.com

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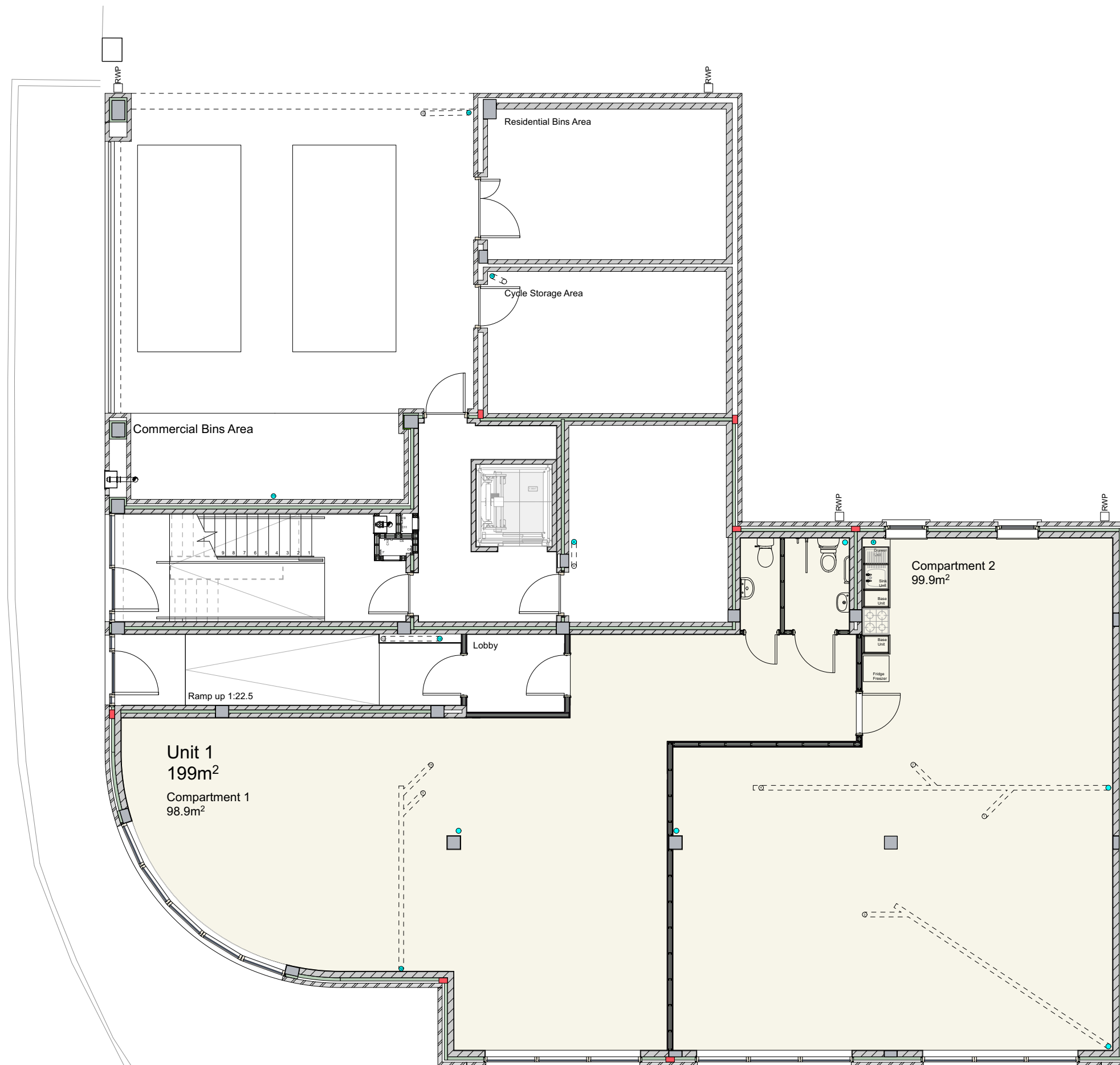
**KJG**

10 Victoria Park Court  
516 Cowbridge Road East  
Cardiff  
CF5 1DB  
02920 545100

## Eagle House Apartments

Title	Date
Ground Floor Plan	17 07 2024
Status	Scale @ A3
Marketing	1:100
Revision	Drawn by
1487:MD:200	- DKB

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**Eagle House  
Apartments**

10 Victoria Park Court  
516 Cowbridge Road East  
Cardiff  
CF5 1DB  
02920 545100

Title

Ground Floor Plan

Status

Marketing

Revision

1487:MD:201

Date

17 07 2024

Scale @ A3

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KJG

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