

Unit 8 - Baglan Industrial Estate,

Aberavon Road, Port Talbot, SA12 7DJ

**Rees Richards
& Blyth**

commercial | residential | rural



TO LET

15,233 SQ FT

(1,415.19 SQ M)

£6 PER SQ FT

Modern detached
production / warehouse unit
on self contained with
secure fencing and
incorporating good yard
areas

- Modern detached unit with integral two storey offices
- 3 No. roller shutter doors
- Close proximity to the M4
- Yard areas
- Secure fences site of 1.09 acres

reesrichardsblyth.co.uk

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Available Size	15,233 sq ft
Rent	£6 per sq ft
Rates Payable	£26,606 per annum
Rateable Value	£53,000
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (79)

The property comprises a self-contained industrial/warehouse unit, set within its own secure site on the Baglan Industrial Estate. The unit is of steel portal frame construction under a corrugated roof and elevations, and benefits from a sizeable, gated yard providing valuable external storage and parking.

Internally, the accommodation is arranged over ground and first floors, providing a substantial production/workshop area at ground level together with ancillary stores and welfare facilities, and a range of offices and meeting space at first floor. The unit would suit a variety of industrial, trade counter or warehouse occupiers.

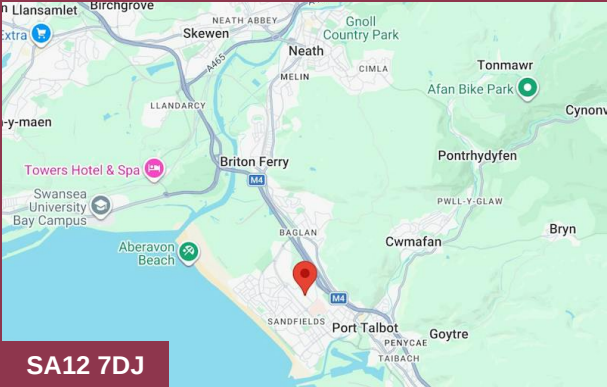
Baglan Industrial Estate is a well-established industrial location on the outskirts of Port Talbot, approximately 6 miles east of Swansea city centre. The estate benefits from excellent connectivity, lying within close proximity of Junctions 40 and 41 of the M4 Motorway, providing swift access to both Swansea and Cardiff, and the wider South Wales motorway network beyond. The estate is well served by a range of established industrial and trade occupiers

- Steel portal frame construction with corrugated elevations and roof
- Large ground floor workshop/production area
- Two former paint spraying rooms and a separate welding room
- Ground and first floor offices with kitchen, w.c facilities and meeting room
- Three large roller shutter doors plus separate pedestrian access
- All mains services connected, including three-phase electricity
- Secure, gated yard for storage and parking
- Gas heating to offices
- 2 wall mounted mains gas heaters to the warehouse

The property is available on a new FRI lease with rent revies as appropriate and the length of term to be agreed.

A Freehold sale may also be considered.

Name	sq ft	sq m
Ground - Warehouse	12,494	1,160.73
Ground - Offices	999	92.81
Mezzanine - Mezzanine	906	84.17
1st - Offices	834	77.48
Total	15,233	1,415.19



Viewing & Further Information



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The property is available to let at a quoting rent of £6.00 per sq ft.

Mains Services - Not Tested

