



Unit 8, Seaway Parade Industrial Estate, Baglan, Port Talbot, SA12 7BR

Industrial/warehouse with yard - To Let

Summary

Tenure	To Let
Available Size	5,584 sq ft / 518.77 sq m
Rent	Rent on application
Service Charge	N/A
Rates Payable	£12,926 per annum based on 2023 Valuation
Rateable Value	£23,000
EPC Rating	C (65)

Key Points

- Close proximity to M4 Motorway - Junctions 41 & 42
- Prominent position
- Minimum eaves height 5.14 metres. Maximum eaves height 6.13 metres
- Accessed via 1 No. roller shutter door
- Occupiers in close proximity include Plumbase, and Holt JCB
- Semi-detached unit on self-contained site
- External - fenced yard area to front, side and rear of unit

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Summary

Available Size	5,584 sq ft
Rent	Rent on application
Rates Payable	£12,926 per annum based on 2023 Valuation
Rateable Value	£23,000
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Premium to be confirmed
EPC Rating	C (65)

Description

Well-located light industrial / distribution unit - close proximity to M4 Motorway - junctions 41 & 42. Prominent semi-detached unit with external yard.

Location

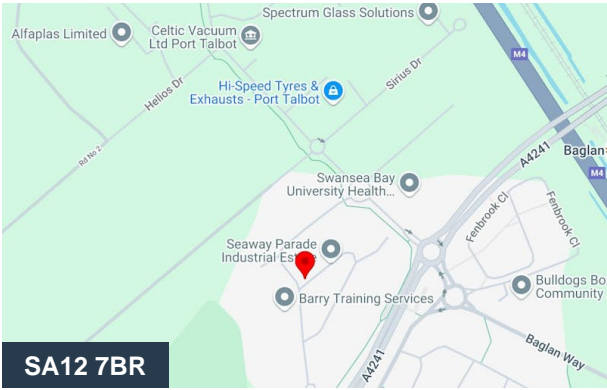
Excellent road communications are provided to Junctions 41 & 42 of the M4 motorway, within 2 miles of the property. Swansea is located 7 miles to the West via the A48 and A483 trunk roads. Seaway Parade Industrial Estate is strategically located at the entrance to Baglan Energy Park and is recognised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

Specification

Minimum eaves height 5.14 metres. Maximum eaves height 6.13 metres
External - fenced yard area
Accessed by 1 No. level access roller shutter door (width 4.26 metres, height 4.93 metres)
3 Phase electric supply

Terms

Unit 8 is available by way of a new full repairing and insuring Lease - for a term of years to be agreed.



Viewing & Further Information



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