



Unit 27, Baglan Industrial Estate, Baglan, Port Talbot, SA12 7DT

Industrial / Warehouse To Let

Summary

Tenure	To Let
Available Size	5,739 sq ft / 533.17 sq m
Rent	£27,500 per annum
Service Charge	£2,381 per annum Budget for year ending June 2025
Rates Payable	£12,509 per annum based on 2023 Valuation
Rateable Value	£22,250
EPC Rating	C (67)

Key Points

- Established trade and distribution location
- Close proximity to Baglan Retail Park and Morrisons Supermarket
- End of-terrace Unit with rear loading area and separate car parking
- Other occupiers on the Estate include Howdens, Screwfix, CEF
- Excellent road access / connectivity - close to M4 Motorway

Unit 27, Baglan Industrial Estate, Baglan, Port Talbot, SA12 7DT

Summary

Available Size	5,739 sq ft
Passing Rent	£27,500 per annum
Premium	Nil
Rates Payable	£12,509 per annum based on 2023 Valuation
Rateable Value	£22,250
Service Charge	£2,381 per annum Budget for year ending June 2025
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Premium to be confirmed
EPC Rating	C (67)

Description

Unit 27 is an end of terrace unit with integral first floor offices with separate entrance and car parking, and rear full height warehouse with a single vehicular roller shutter door. There is generous circulation and loading area.

Location

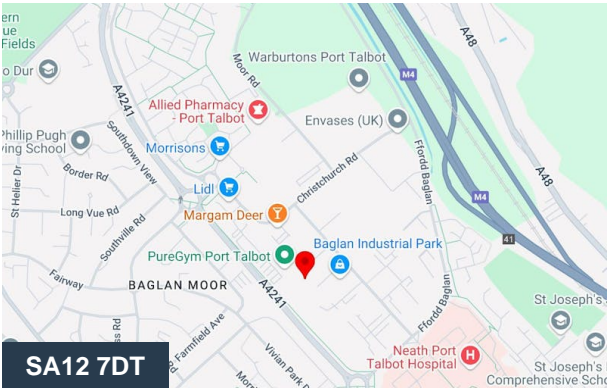
Excellent communications are provided to Junctions 41 & 42 of the M4 motorway, within 2 miles of the unit. Port Talbot Parkway Station is located 5 minutes drive time away - located on the main Swansea to London Paddington line. Significant occupiers in the area include TATA Steel and Amazon. Occupiers on the estate include Screwfix, Howdens, CEF, and FMP Motor Factors.

Specification

Ground Floor office / welfare: 1,566 sq ft (145.48 sq m)
Ground Floor warehouse: 2,802 sq ft (260.31 sq m)
First Floor offices: 1,371 sq ft (127.37 sq m)
TOTAL: 5,739 sq ft (533.17 sq m) (Gross Internal Area)
Steel portal frame construction – warehouse area – minimum eaves height 4.75 metres, maximum eaves height 6.7 metres
Single level sectional loading door – width 3 metres, height 3.5 metres

Terms

Unit 27 is available by way of a Sub-Lease /Assignment - the current Lease expires 1st February 2030.



Viewing & Further Information



Henry Best
07738 960012
henry@jenkinsbest.com



Anthony Jenkins
07768 233919
anthony@jenkinsbest.com



Craig Jones
07867 393494
craig@jenkinsbest.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 27/03/2025