



Unit 15A, Baglan Industrial Park, Baglan, Port Talbot, SA12 7DJ

Yard To Let

Summary

Tenure	To Let
Available Size	0.10 Acres / 0.04 Hectares
Rent	£7,000 per annum payable quarterly in advance
Service Charge	Service charge to be confirmed
Business Rates	To be assessed
EPC Rating	EPC exempt - No building present

Key Points

- Well located site - excellent road links
- Adjacent to Howdens and Screwfix
- Regular shaped site
- Fenced and gated
- Majority of site surfaced

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Summary

Available Size	0.10 Acres
Rent	£7,000 per annum payable quarterly in advance
Business Rates	To be assessed
Service Charge	Service charge to be confirmed
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Insurance premium to be confirmed
EPC Rating	EPC exempt - No building present

Description

Regular shaped compound with palisade fencing and double gates.

Location

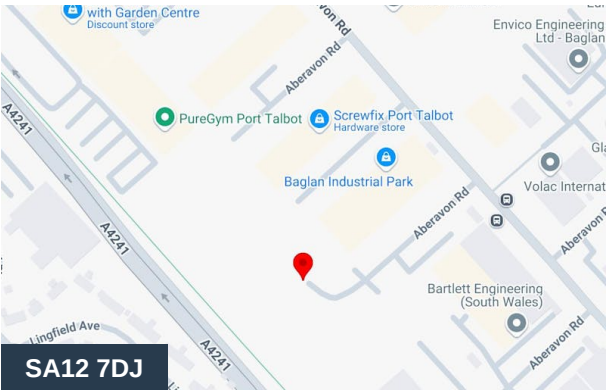
Excellent communications are provided to Junctions 41 & 42 of the M4 motorway, within 2 miles of the properties. Prominent occupiers within the estate include City Electrical Factors, Howdens Joinery, Vizor Tempered Glass. Occupiers on Baglan Industrial Estate include Owens Road Transport, VOLAC, Ecolab and Vector International.

Specification

Well located fenced and gated compound. Please note that there are no services or utilities connected to the site - applicants should make their own enquiries if required.

Terms

New Lease available for a term of years to be agreed.



Viewing & Further Information



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