



Unit 22, Baglan Industrial Estate, Baglan, Port Talbot, SA12 7DT

Industrial / Warehouse To Let - Available Summer 2025

Summary

Tenure	To Let
Available Size	4,763 sq ft / 442.50 sq m
Rent	£32,200 per annum Exclusive
Service Charge	£2,540 per annum Budget for year ending June 2026
Rates Payable	£10,416.50 per annum based on 2026 Valuation
Rateable Value	£20,750
EPC Rating	D (79)

Key Points

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

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VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£980 per annum building insurance premium for the year ending December 2025 (Excl.)
EPC Rating	D (79)

Description

Unit 22 is a prominent 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

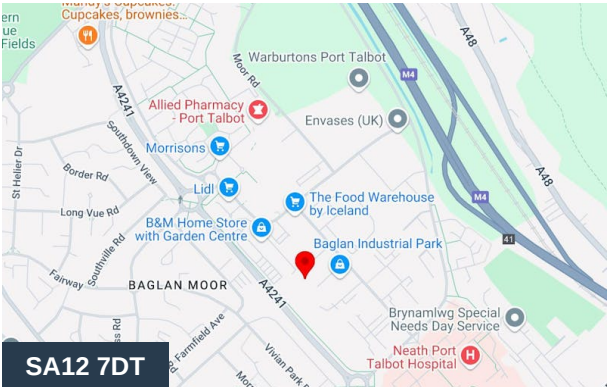
Excellent communications are provided to Junctions 41 & 42 of the M4 motorway, within 2 miles of the unit. Port Talbot Parkway Station is located 5 minutes drive time away - located on the main Swansea to London Paddington line. Significant occupiers in the area include TATA Steel and Amazon. Occupiers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

Specification

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 22 is available by way of a new lease from Summer 2025



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