



Unit 32, Baglan Industrial Estate, Baglan, Port Talbot, SA12 7DT

To be refurbished - Coming Soon - Trade Counter / Industrial / Warehouse To Let

Summary

Tenure	To Let
Available Size	4,833 sq ft / 449 sq m
Rent	£32,624 per annum
Service Charge	£2,575 per annum Budget for year ending June 2026
Rates Payable	£10,667.50 per annum based on 2026 Valuation
Rateable Value	£21,250
EPC Rating	C (66)

Key Points

- To be refurbished
- Other occupiers on the Estate include Howdens, Screwfix, CEF
- Excellent road access / connectivity - close to M4 Motorway
- Established trade and distribution location
- Close proximity to Baglan Retail Park and Morrisons Supermarket

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VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£1,046 per annum Current annual building insurance premium (Excl).
EPC Rating	C (66)

Description

Unit 32 is a mid 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

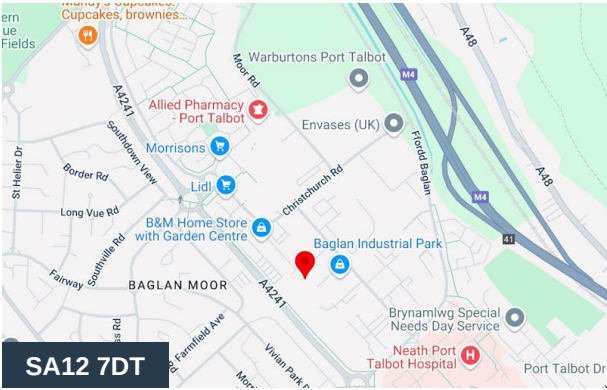
Excellent communications are provided to Junctions 41 & 42 of the M4 motorway, within 2 miles of the unit. Port Talbot Parkway Station is located 5 minutes drive time away - located on the main Swansea to London Paddington line. Significant occupiers in the area include Amazon, Press Glass, and Cultech.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

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 32 is available by way of a new lease.



Viewing & Further Information



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