



Unit 11, Endeavour Close, Baglan, Port Talbot, SA12 7PT

Well located light industrial / warehouse unit in close proximity to the M4 Motorway at Baglan / Port Talbot

Summary

Tenure	To Let
Available Size	1,059 sq ft / 98.38 sq m
Service Charge	£640.52 per annum plus VAT for the year ending 30.09.26
Rates Payable	£2,861.40 per annum Based on 2026 Valuation *currently qualifies for 100% small business rates relief
Rateable Value	£5,700
FBC Rating	FBC exempt - FBC has been

Key Points

- Single level roller shutter door (manual) 3 metres wide, 3.5 metres high
- Warehouse maximum eaves height 6.5 metres
- Office and WC
- Unit currently qualifies for 100% small business rates
- Warehouse minimum eaves height 3.4 metres
- Separate pedestrian door
- 3 Phase electric supply

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Summary

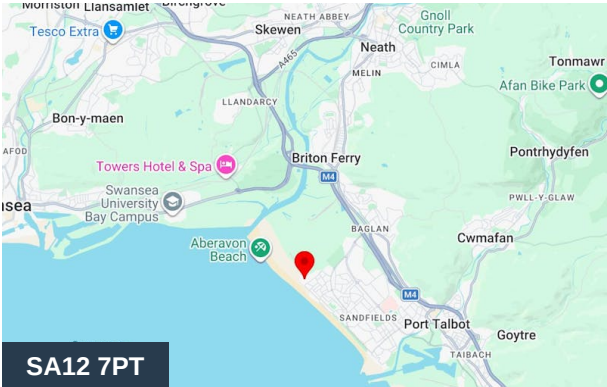
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Rateable Value	£5,700
Service Charge	£640.52 per annum plus VAT for the year ending 30.09.26
VAT	Applicable
Legal Fees	Each party to bear their own costs. However, if the Tenant wishes to use the Landlord's In-House Lease, a contribution of £175 plus VAT is applicable
Estate Charge	£261.18 per annum
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

Well located light industrial / warehouse unit in close proximity to the M4 Motorway at Baglan / Port Talbot. Currently qualifies for 100% small business rates relief.

Location

Endeavour Close, Purcell Avenue Industrial Estate forms part of the Sandfields Industrial Estate which is accessed via Purcell Avenue and located adjacent to Baglan Energy Park. The Estate benefits from excellent road links via the M4 motorway (J45) and is in close proximity to main line rail service at Port Talbot Parkway station, there is also a rail station at Baglan for local and connecting services.



Viewing & Further Information



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