



Unit 14 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	1,096 sq ft / 101.82 sq m
Rent	£10,686 per annum Rent to be increased by 3% per annum on any leases of 5 years or below
Service Charge	£663 per annum plus VAT for the year ending 30.09.26
Rates Payable	£3,062.20 per annum Based on 2026 Valuation *currently qualifies for large

Key Points

- Single level roller shutter door (manual) 3 metres wide, 3.5 metres high
- Warehouse minimum eaves height 3.4 metres
- Separate pedestrian door
- Warehouse maximum eaves height 6.5 metres
- 3 Phase electric supply
- Office and WC

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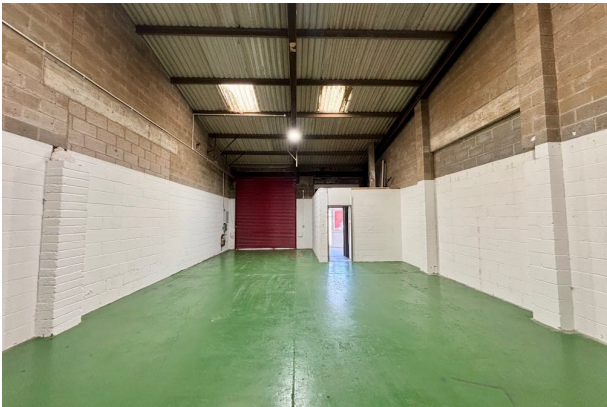
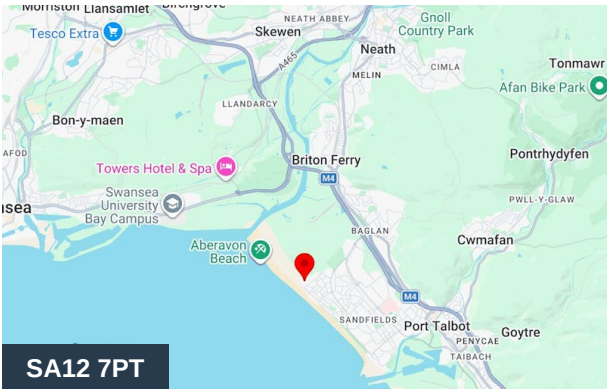
Available Size	1,096 sq ft
Rent	£10,686 per annum Rent to be increased by 3% per annum on any leases of 5 years or below
Rates Payable	£3,062.20 per annum Based on 2026 Valuation *currently qualifies for large element of small business rates relief
Rateable Value	£6,100
Service Charge	£663 per annum 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	£275 per annum Current annual building insurance premium applicable for Unit 14
EPC Rating	B (48)

Description

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

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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