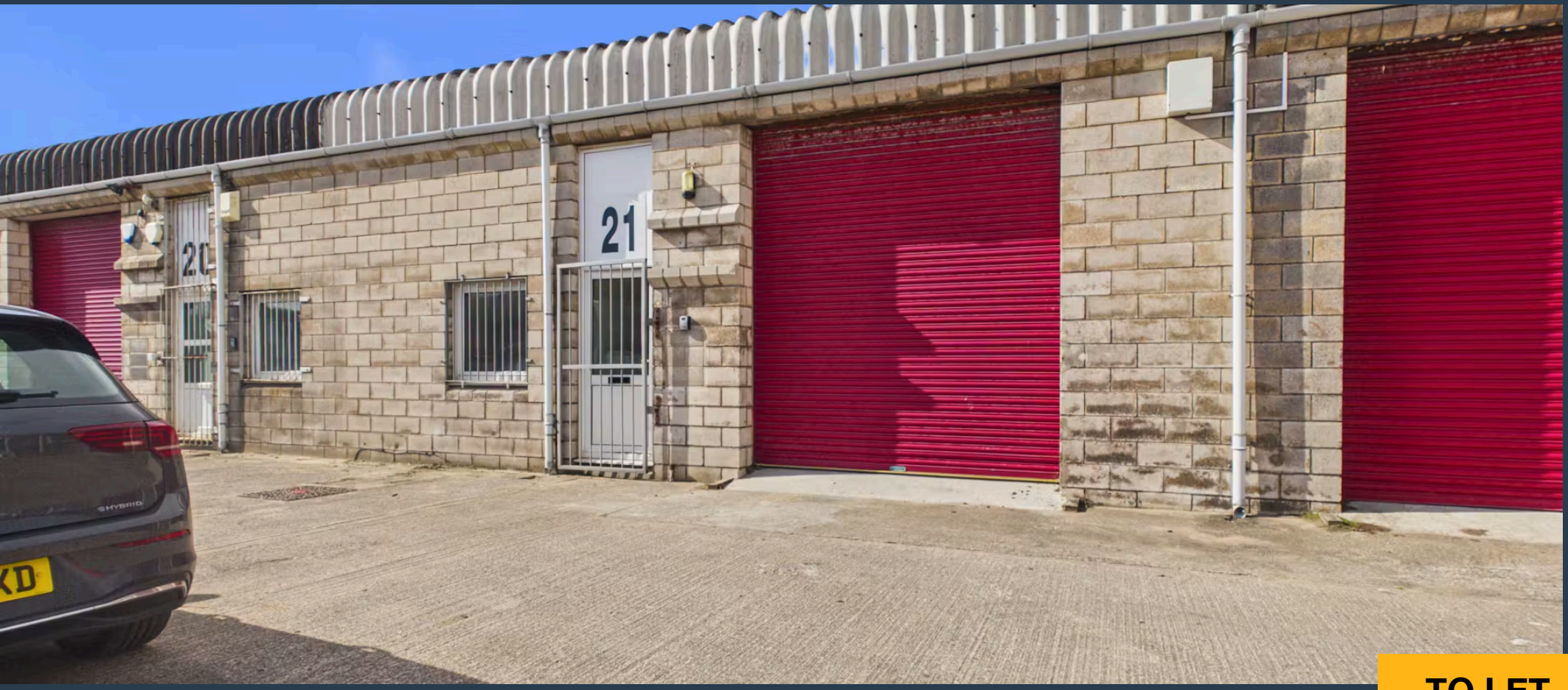
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**Industrial**

**1,693 sq ft (157.28 sq m)**




**TO LET**

# Unit 21, Endeavour Close, Port Talbot, SA12 7PT

# Warehouse unit in close proximity to the M4 Motorway at Baglan / Port Talbot - Reduced Rent & Flexible Terms (until end of 2026)

- Popular Trade location close to M4
- Single level roller shutter door (manual) 3 metres wide, 3.3 metres high
- Warehouse maximum eaves height 6.5 metres
- Warehouse minimum eaves height 3.5 metres
- Office and WC
- 3 Phase electric supply
- LED lighting
- On site parking
- Virtual Tour available

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## Size

1,693 sq ft (157.28 sq m)

## Rent

£10,140 per annum to 31/12/26.
£14,790 per annum from 1/01/27.
Rent to be increased by 3% per annum on any leases of 5 years or below

# Location

Popular Trade location close to M4

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.

## Connectivity

### Road

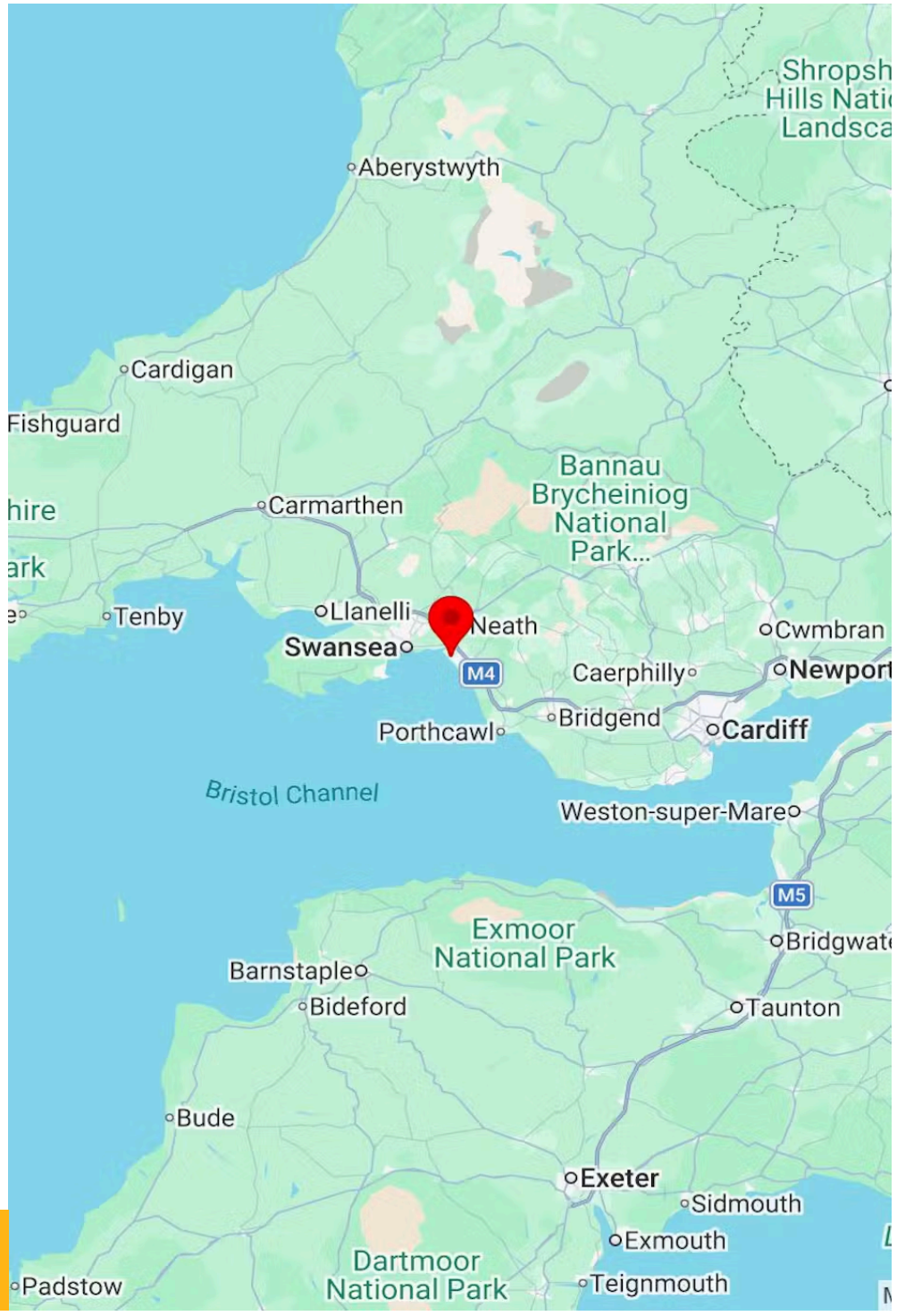
| | |
|---|---|
| M4 Jct 41 | 1 mile |

### Airports

| | |
|---|---|
| Cardiff Airport | 25 miles |

### Water

| | |
|---|---|
| Western Avenue Terminus | 0.5 miles |




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# Description

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

- Single level roller shutter door (manual) 3 metres wide, 3.3 metres high
- Warehouse maximum eaves height 6.5 metres
- Warehouse minimum eaves height 3.5 metres
- Office and WC
- 3 Phase electric supply
- LED lighting

# Specification

EPC: EPC exempt - EPC has been commissioned, will be available in less than 28 days

Minimum clear internal height (m): 3.5

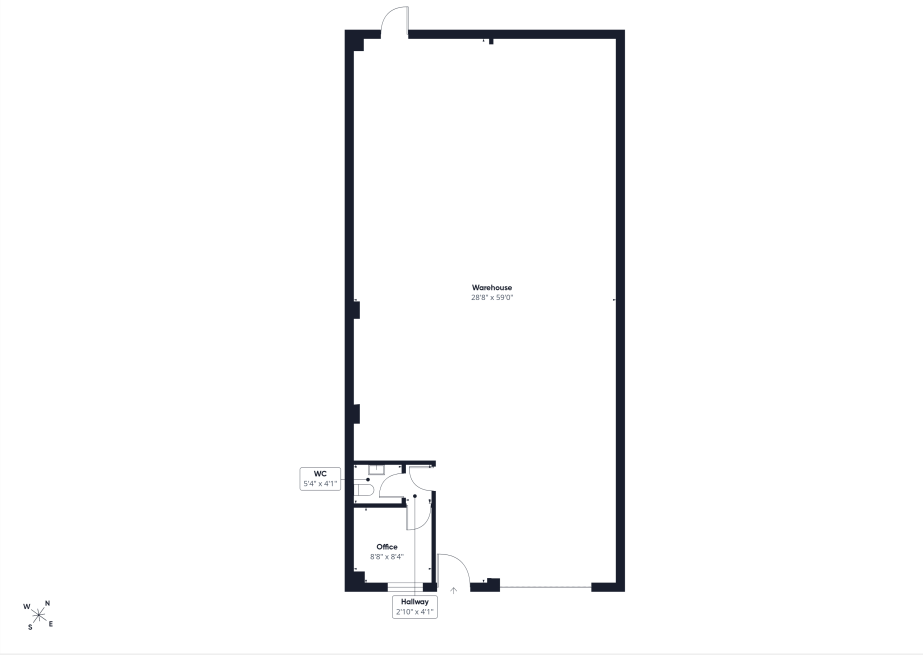
Car Parking

Maximum clear internal height (m): 6.5

Lighting Type: LED

# Accommodation

| | sq ft (Approx GIA) | sq m (Approx GIA) |
|---|---|---|
| 21 | 1,693 | 157 |
| **TOTAL** | **1,693** | **157** |




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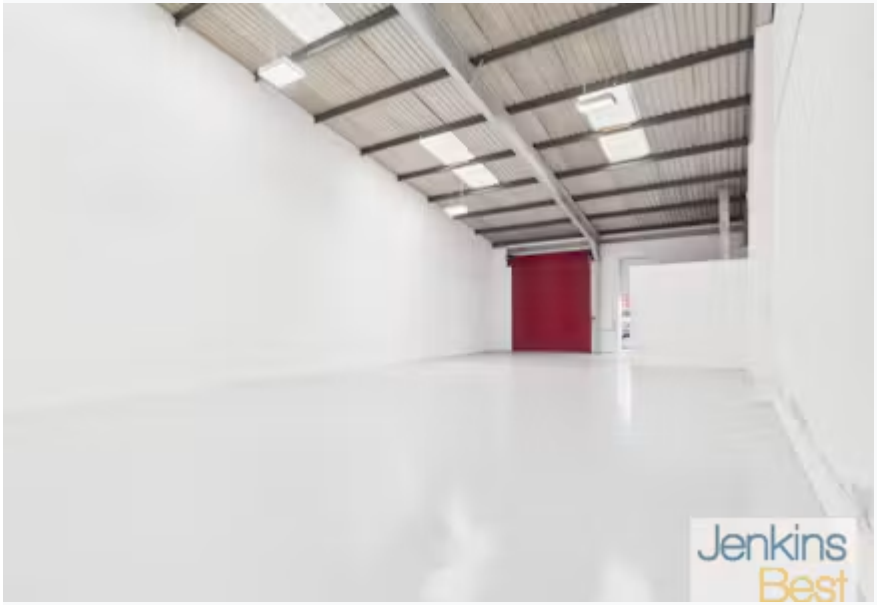
## Unit 21, Endeavour Close,
## Port Talbot, SA12 7PT










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Sat Nav. **SA12 7PT**




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## Viewings

Please contact Jenkins Best

## Small Business Rates Relief

May qualify for an element of small business rates relief: https://businesswales.gov.wales/non-domestic-rates-small-business-rates-relief

## Terms

Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be reviewed and adjusted on renewal. Full terms available on request

## Rent

£10,140 per annum to 31/12/26. £14,790 per annum from 1/01/27. Rent to be increased by 3% per annum on any leases of 5 years or below

## Lease Terms

New Lease

## Business rates

Rateable Value: £8,100
Rates Payable: £4,066.20 per annum based on 2026 Valuation

## Service charge

£1,024 per annum plus VAT for the year ending 30.09.26

## Insurance

£304 per annum Current annual building insurance premium applicable for Unit 21

## Legal Costs

Each party to bear their own costs

## EPC

EPC exempt - EPC has been commissioned, will be available in less than 28 days

## VAT

Applicable

## Availability

Available Immediately

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## Contact


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All terms quoted exclusive of VAT unless otherwise stated.

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