



Unit 3

Baglan Industrial Park, Aberavon Road, Port Talbot, SA12 7DJ

For Sale: Good Quality Detached Industrial Unit

26,228 sq ft
(2,436.66 sq m)

- Prominent position on Baglan Industrial Park
- Secure Yard measuring 0.5 Acres
- Site Area of 1.31 Acres
- Secure palisade fencing surrounding the demise
- Eaves of 6.5 Metres
- 2 Level Roller Shutter Doors
- Freehold

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Summary

Available Size	26,228 sq ft
Price	Offers in excess of £1,600,000
Rates Payable	£44,679 per annum
Rateable Value	£79,500
Service Charge	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (68)

Description

The property comprises a large, detached manufacturing/warehouse unit, with two storey offices - incorporating a range of good quality individual offices, open plan work areas and board room.

The main car park and yard is to the front of the building with further yard area wrapping around the side, all of which is tarmac surfaced and securely fenced.

The portal frame structure is a mix of blockwork and profiled steel cladding to the elevations and roof, which incorporates translucent lights panels.

The unit has an eaves height of 6.5m and benefits from 2 level roller shutter doors fronting onto the main yard.

Location

The property is located on Baglan Industrial Park, a well established industrial location with good links across South Wales Road Networks.

Surrounding occupiers include Screwfix, Howdens & Bartlett Engineering.

Baglan Industrial Park is located off the A4241 which provides direct access to Junction 38 of the M4 Motorway. Port Talbot is well located on the M4 Motorway, providing direct access to Swansea, Cardiff, Bristol and London.

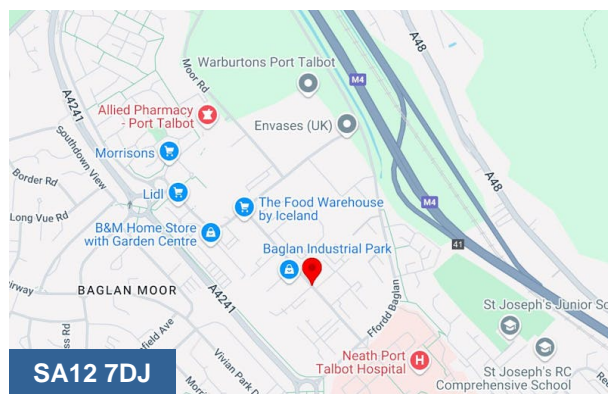
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Warehouse	22,554	2,095.34
Unit - Ground Floor Offices	1,471	136.66
Unit - 1st Floor Offices	991	92.07
Unit - Welfare facilities	1,212	112.60
Total	26,228	2,436.67

Tenure

Freehold



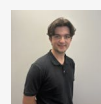
Viewing & Further Information



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