

# SUITE 4 (GROUND FLOOR) MARDON BUSINESS HUB

OFF CENTRAL AVENUE | BAGLAN, PORT TALBOT | SA12 7AX

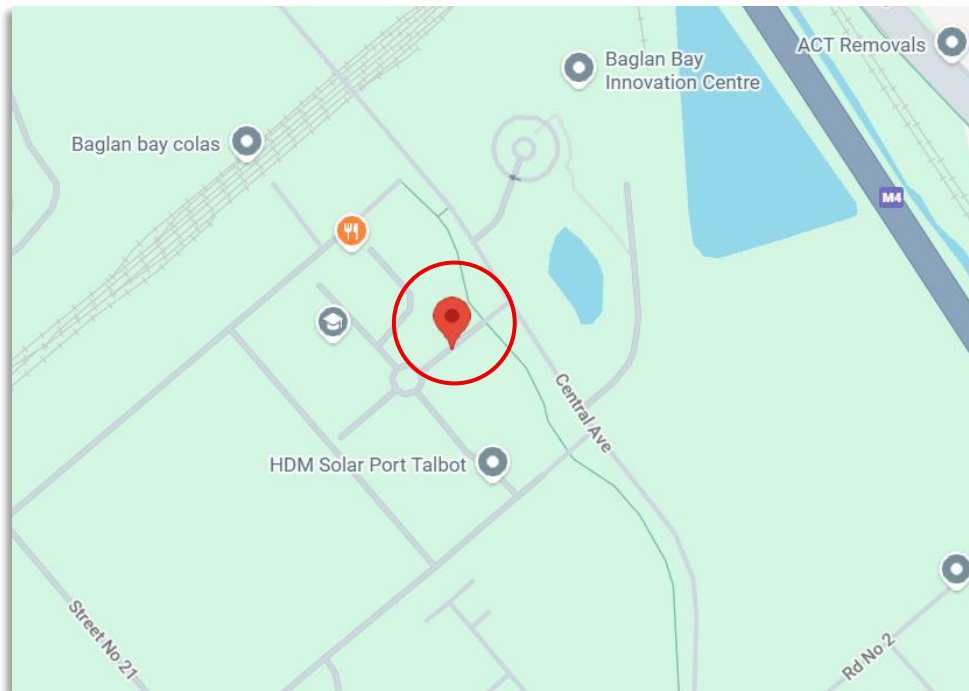


## BUSINESS SUITE TO LET

- HIGH QUALITY GRADE A OFFICE SUITE
- GROUND FLOOR OFFICE SUITE
- CLOSE TO J42 OF THE M4
- 40 SQ M (431 SQ FT)
- ASKING RENT £5,172 PAX

## LOCATION

The property is located on the established Mardon Park, located off Central Avenue, the main access road running through Baglan Energy Park. Excellent transport links to J42 and 43 of the M4 motorway. Prominent occupiers in the immediate area include Inter-Tissue, Montagne Jeunesse, Ecolab and Tai Tarian.



## DESCRIPTION

An end of terrace steel portal frame building, which is clad with alloy steel sheeting. Internally the property has been extensively converted into a high-quality modern office. The accommodation includes a reception, conference room as well as cellular and open plan offices, however, this brochure relates to Suite 4 only.

## ACCOMMODATION

<b>TOTAL</b>	40 SQ M	431 SQ FT
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## RATEABLE VALUE

We have been informed via an enquiry on Valuation Office website, that the rateable value is £ TBA.

UBR for Wales 2026/27 is 0.502p in the £.

Interested parties are advised to verify this information.

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Hunt & Thorne Limited - Company Registration No 13141652. Suite C1, Castle Court, Phoenix Way, Enterprise Park, Swansea, Wales, SA7 9LA

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.

## LEASE TERMS

The property is available on new flexible lease terms.

## SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

A service charge is payable in relation to the maintenance of the external common areas of the estate. The landlord to continue to insure the property and recover the premium costs from the tenant.

## ASKING RENT

£5,172.

## EPC

To be provided.

## VAT

All prices are quoted exclusive of VAT. VAT will be payable on all payments.

## LEGAL COSTS

Each party to pay their own legal costs on this transaction.

## ANTI MONEY LAUNDERING REGULATIONS

Regulations require checks on all prospective tenants/purchasers. Photo ID plus proof of address is required before a transaction can proceed. AML searches are outsourced to our partner Credas (Certified Digital Identity Verification Service).

## FURTHER INFORMATION

For further information or to arrange a viewing, please contact sole letting agents Hunt & Thorne Chartered Surveyors.

### MATTHEW SIMS

matthew@huntandthorne.com  
07825 372503

### JASON THORNE

jason@huntandthorne.com  
07387 188482

June 2026

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Suite 4

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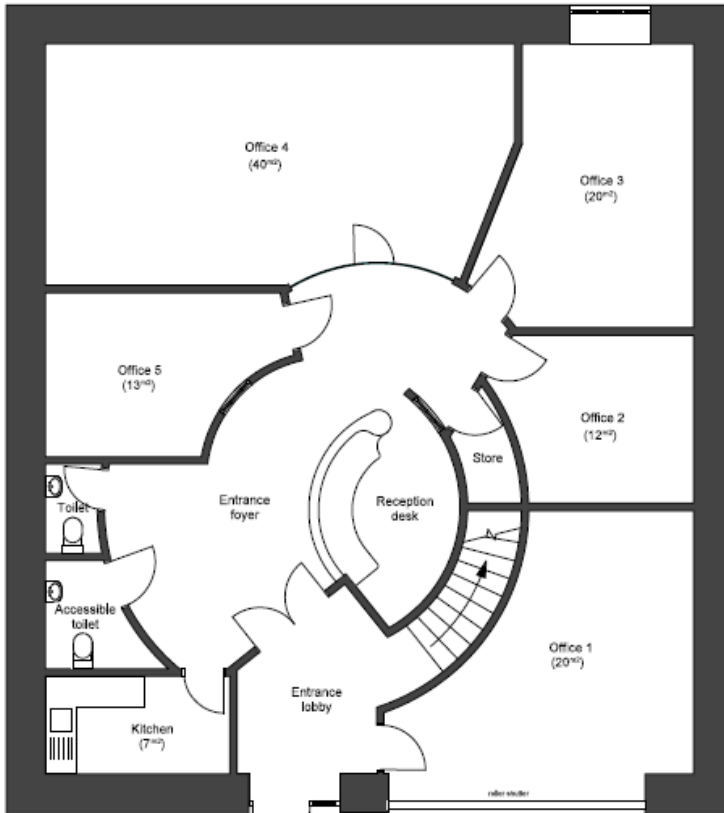
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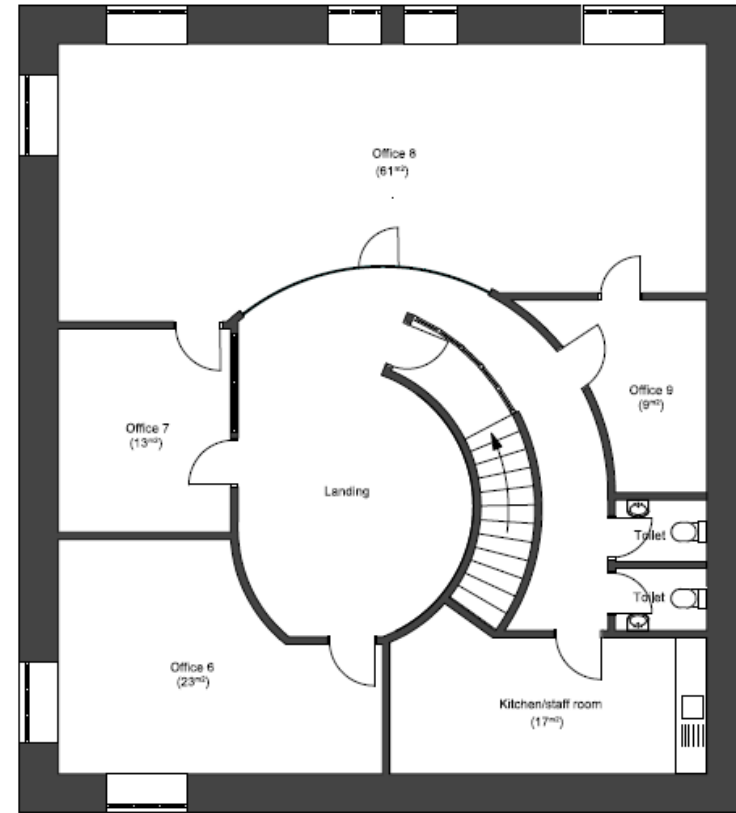
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Ground Floor



First Floor

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