



## Unit 7, Mardon Park, Baglan, Port Talbot, SA12 7AX

Modern hybrid office/warehouse unit

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	2,873 sq ft / 266.91 sq m
<b>Rent</b>	£25,000 per annum
<b>Rates Payable</b>	£3,653 per annum
<b>Rateable Value</b>	£6,500
<b>EPC Rating</b>	C (65)

### Key Points

- Three dedicated parking spaces
- Good access to Junction 42 & 43 of the M4 Motorway
- Roller shutter door
- 3 phase power

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<b>VAT</b>	Applicable. All prices, premiums and rents are quoted exclusive of VAT
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	The
<b>EPC Rating</b>	C (65)

## Description

The property comprises of a mid-terraced modern style warehouse unit which is predominantly fitted with high quality office space and ground floor warehouse.

The accommodation comprises an entrance reception area, warehouse/office & WC facilities to the ground floor. The first floor comprises five offices, WC facilities & kitchen area.

The unit benefits from three dedicated parking spaces

## Location

This warehouse/office unit is located within Baglan, Port Talbot with direct access onto Central Avenue. Junction 42 & 43 of the M4 Motorway are a short distance away.

The M4 Motorway provides good access to Swansea city centre approximately 10 miles to the west and Cardiff city approximately 35 miles to the east.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	1,431	132.94	Available
1st - First Floor	1,442	133.97	Available
<b>Total</b>	<b>2,873</b>	<b>266.91</b>	

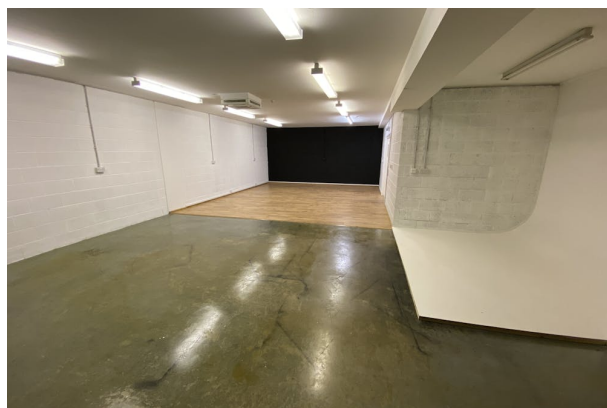
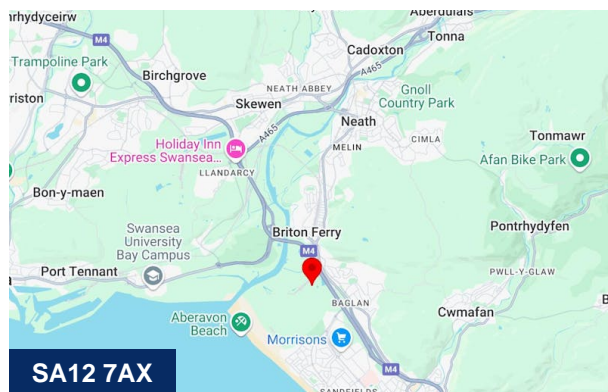
## Tenure

The unit is available immediately on a new FRI lease, terms to be negotiated.

## Service Charge & VAT

The incoming tenant will be responsible for the estate service charge.

All prices, premiums and rents are quoted exclusive of VAT.



## Viewing & Further Information



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