

UNIT 19/21 ABERAVON ROAD

BAGLAN INDUSTRIAL ESTATE | PORT TALBOT | SA12 7DJ

**HUNT &
THORNE**
CHARTERED SURVEYORS



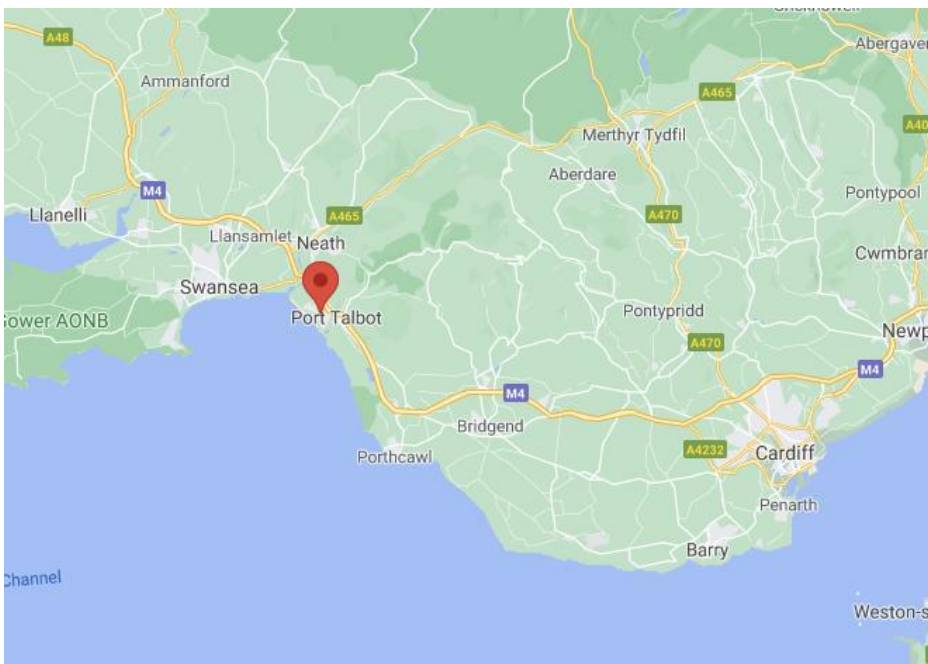
INDUSTRIAL
TO LET/MAY SELL

- INDUSTRIAL/TRADE COUNTER ACCOMMODATION
- ESTABLISHED COMMERCIAL LOCATION
- FROM 10,230-20,881 SQ FT (2 UNITS OR AS A WHOLE)
- MINIMUM EAVES 6.71M
- NEW LEASE(S) AVAILABLE
- ASKING RENT FROM £66,495 TO £135,727 PAX
- SALE OF LONG LEASEHOLD INTEREST WITH VP CONSIDERED

LOCATION

The property is located within the heart of Baglan Industrial Estate, one of the main industrial locations in this part of South Wales. Junctions 41 & 42 of the M4 Motorway are located approximately two miles away. Swansea City Centre lies approximately 9 miles to the west, whilst Cardiff City Centre 35 miles to the east.

Prominent occupiers in the immediate vicinity include Howden Joinery, Screwfix, City Electrical Factors, Owens Road Transport, Warburtons Bakery and Freudenberg.



DESCRIPTION

The property comprises two terraced warehouse units with rear loading access and forecourt car parking. The buildings are of steel portal frame construction over clad with metal sheeting. The property comprises open plan warehouse accommodation, together with ancillary office and staff accommodation. The buildings each have minimum 6.71m eaves height.

Vehicular access to the site is provided directly from the estate road leading to the forecourt car park with separate access to the rear loading area. Each unit has a large roller shutter door to the rear. Pedestrian access is given at the front of the building from the car park.

ACCOMMODATION

Unit 19	950 sq m	10,230 sq ft
Unit 21	989 sq m	10,651 sq ft
Total:	1,939 sq m	20,881 sq ft

RATEABLE VALUE

£64,500

(effective 1 April 2023)

UBR for Wales 2020/21 is 56.2p in the £

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

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

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 effective full repairing and insuring lease terms.

ASKING RENT

- Rent Unit 19: £66,495 pax
- Rent Unit 21: £69,232 pax]
- Rent as a whole (Units 19 & 21): £135,727 pax

EPC

To be Provided.

VAT

All prices are quoted exclusive of VAT. Our client reserves the right to charge VAT on all payments.

LEGAL COSTS

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

SALE OF LONG LEASEHOLD

Sale of long leasehold interest considered; offers are invited.

	Tenure	Title number	Term	Rent
Unit 19	Leasehold	CYM594208	999 years from 14 June 2013	£50pa
Unit 21	Leasehold	CYM594415	999 years from 14 June 2013	£50pa

FURTHER INFORMATION

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

WILL HUNT

will@huntandthorne.com
07557 090164

JASON THORNE

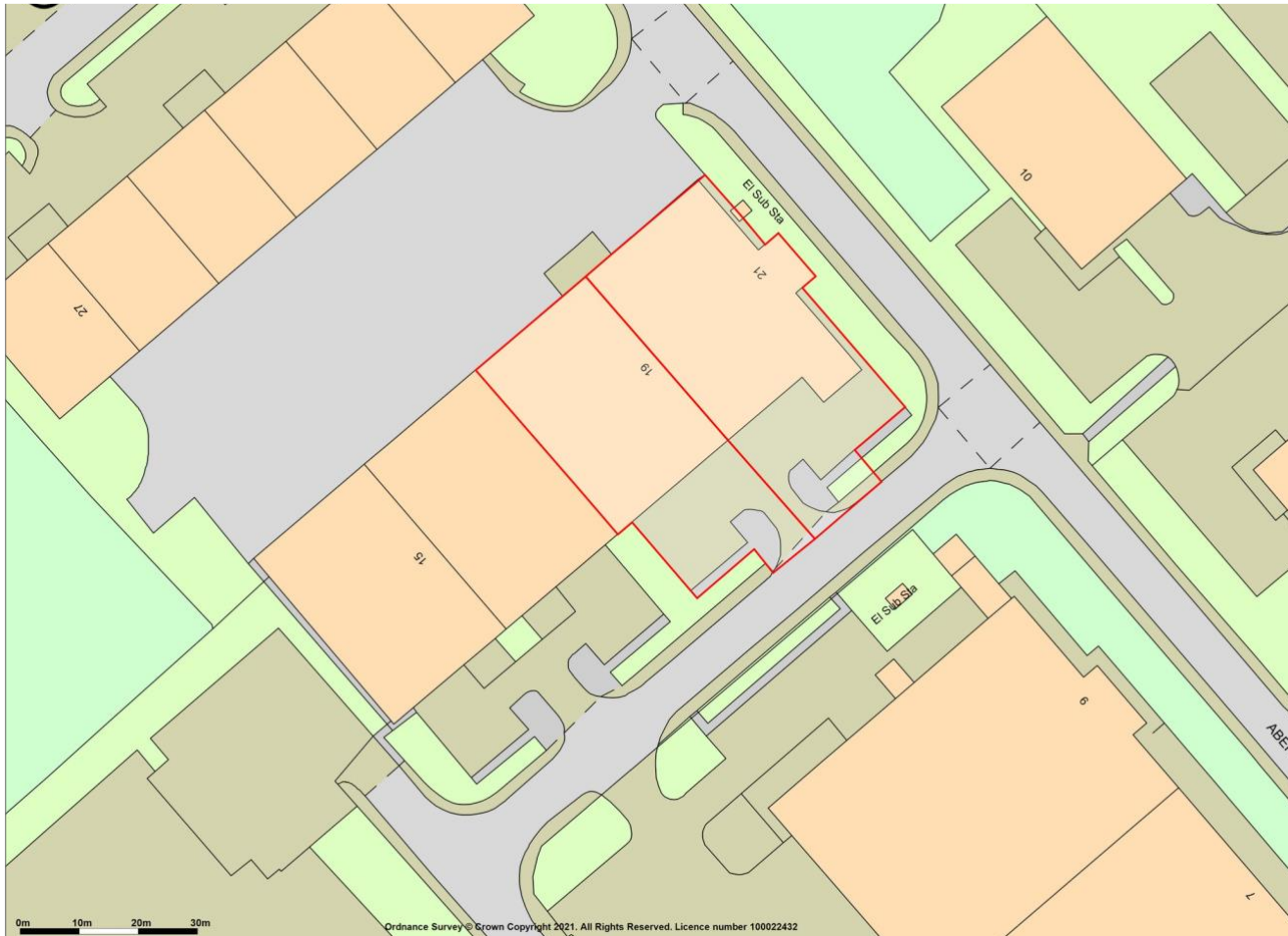
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March 2025

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LANDMARK INFORMATION

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