

UNIT 10 MARDON PARK

CENTRAL AV. | BAGLAN ENERGY PARK | SA12 7AX

**HUNT &
THORNE**

CHARTERED SURVEYORS



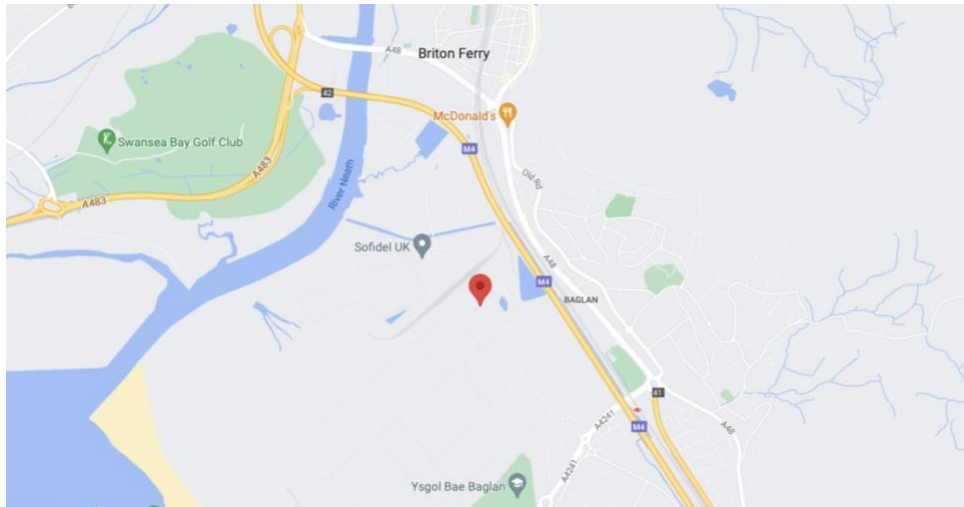
**TRADE COUNTER
TO LET**

- MODERN TRADE COUNTER
- CLOSE TO JCT 41 & 42 M4
- ESTABLISHED COMMERCIAL LOCATION
- 252 SQ M (2,721 SQ FT)
- RENT £21,500 PAX

LOCATION

The unit / office is located within Baglan Energy Park, Port Talbot, with direct access off Central Avenue. J41 and 42 are within close proximity, with Swansea City Centre approx ten miles to the west.

Prominent occupiers in the immediate vicinity include Inter-Tissue, Montgue Jeunesse, Ecolab and Tai Tarzan.



DESCRIPTION

An end of terrace steel portal frame building, which is clad with alloy steel sheeting. Car parking and loading area exists to the front of the property. The property has been extensively altered to provide a mixed ground floor and first floor office and warehouse area.

ACCOMMODATION

Ground Floor	135.64 sq m	1,460 sq ft
FF Offices	69.21 sq m	745 sq ft
FF Stores	47.94 sq m	516 sq ft
Total	252.79 sq m	2,721 sq ft

RATEABLE VALUE

£6,500

UBR for Wales 2022/23 is 53.5p in the £

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

Hunt & Thorne Limited - Company Registration No 13141652. Suite 3, First Floor Copper Court, Phoenix Way, Enterprise Park, Swansea Wales SA7 9FG

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LEASE TERMS

The property is available on a new lease on terms to be agreed.

RENT

£21,500 pax (plus VAT)

SERVICE CHARGE & BUILDING INSURANCE

The tenant to contribute towards the maintenance of the external part of the estate and reimburse the landlord the building insurance premium payable.

EPC

D rating - CN 0294-0930-6230-9200-9103

VAT

VAT is payable in addition on all payments

FURTHER INFORMATION

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

JASON THORNE

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WILL HUNT

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07557 090164

July 2022

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