

UNIT 20 SEAWAY PARADE INDUSTRIAL ESTATE

BAGLAN | PORT TALBOT | SA12 7BR

**HUNT &
THORNE**

CHARTERED SURVEYORS



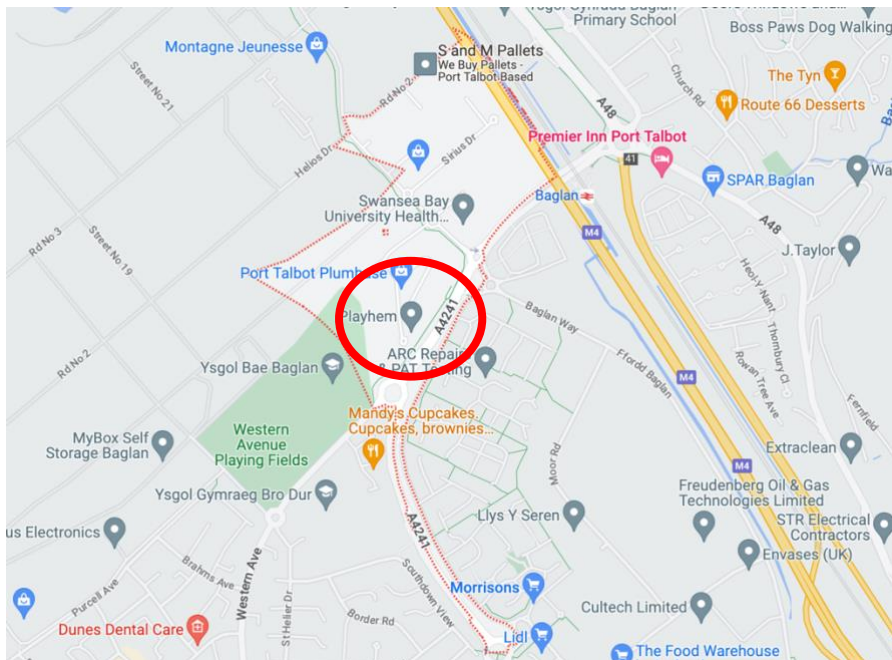
INDUSTRIAL UNIT
TO LET

- INDUSTRIAL/WAREHOUSE (STANC)
- 516.12 SQ M (5,555 SQ FT)
- RENT OFFERS IN THE REGION OF £31,500 PAX
- POTENTIAL YARD AREA
- CLOSE TO J41A AND J42 OF THE M4

Location

The property is located on the established Seaway Parade Industrial Estate, located in between Baglan Energy Park and Baglan Industrial Park. The property has good road links to J41A and J42 of the M4 motorway.

Prominent occupiers in the area include Holt JCB, Swansea Bay University Health Board, We Buy Any Car, Plumbase, Nolan Road Marking and Portacover.



DESCRIPTION

A semi-detached, steel portal frame industrial premises, with elevations of brick, breeze block and cladding, together with a pitched clad roof. Externally a car parking or open yard area exists to the front and side of the property.

- Min internal eaves 5.32 m
- Max internal eaves 6.08 m

ACCOMMODATION

Ground Floor:	462.23 SQ M	4,975 SQ FT
First Floor:	53.89 SQ M	580 SQ FT
Total:	516.12 SQ M	5,555 SQ FT

RATEABLE VALUE

Following an enquire on the Valuation Office web site, the property has a rateable value of £21,500

UBR for Wales 2023/24 is 0.535 p 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, terms open to negotiations.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

The tenant to pay a service charge in relation to the joint shared maintenance of any access road not adopted. The landlord to continue to insure and recover the premium cost from the tenant.

RENT

Rental offers in the region of £31,500pax

EPC

Rating – C

0280-6278-0420-6870-7004

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.

FURTHER INFORMATION

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

JASON THORNE

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MATTHEW SIMS

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September 2023

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