



**UNIT 12 SEAWAY PARADE, BAGLAN,
PORT TALBOT, SA12 7BR**

TRADE-COUNTER / WAREHOUSE UNIT & YARD

INDUSTRIAL/WAREHOUSE UNIT WITH YARD TO LET

527.91 SQ.M (5,682 SQ.FT) | £35,000 P/A

WITHIN SEAWAY PARADE INDUSTRIAL ESTATE | PROMINENT & VISABLE LOCATION JUST OFF CENTRAL AVENUE | ENCLOSED YARD TO REAR & PARKING TO FRONT



**GLANMOR CHARTERED
SURVEYORS**

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Cambrian House, Cambrian Place, Swansea, SA1 1RH



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LOCATION

The property is situated in a prominent position at the entrance to Seaway Parade Industrial Estate, visible from Central Avenue which is the main thoroughfare through Baglan Energy Park. Seaway Parade Industrial Estate is strategically located at the entrance to Baglan Energy Park and is recognised as an established industrial, distribution and trade location.

Unit 12 is located approximately 3.5 miles to the west of the centre of the town of Port Talbot and 7 miles to the east of Swansea. Excellent roads links are provided to Junctions 41 & 42 of the M4 Motorway, within 2 miles of the property.

DESCRIPTION

An end terrace trade/warehouse unit with a trade-counter area, two-storey ancillary block to the rear of the unit comprising an office, WCs and kitchen area to the ground floor with open plan office space above. There is a pedestrian access to the front of the unit and a roller shutter door to the rear. There are the usual services to the unit with the benefit of gas and 3-phase supply.

Externally, there is allocated parking to the front elevation and a yard area to the rear which is enclosed with palisade fencing and gates.

- ❑ Min. eaves 6.08m
- ❑ Roller shutter dims. Height – 4.49m Width – 4.26m



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TENURE

The unit is available immediately on new full repairing and insuring lease terms. Terms to be negotiated.

VAT

All figures are exclusive of VAT, where applicable.

BUSINESS RATES

Rateable Value £20,500

UBR for Wales 2024/5 56.2 p in the £

Interested parties are asked to verify rates payable by contacting the local authority.

RENT

£35,000 per annum exclusive

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be available shortly.

CONTACT

For further information and to arrange a viewing please contact
Glanmor Chartered Surveyors.

Tel: 01792 439105

Email: info@glanmorproperty.co.uk



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TRADE-COUNTER / WAREHOUSE UNIT & YARD

Description	Area sq m	Area sq ft
Trade counter	60.28	649
Ancillary - WCs/office	59.59	641
Warehouse	348.45	3751
First floor - office	59.59	641
Total GIA	527.91	5682



