

An aerial photograph of an industrial area. A large, rectangular plot of land is outlined in orange, indicating it is the subject of the advertisement. To the left of this plot is a multi-lane highway with several cars. To the right and in the background, there are various industrial buildings, including a large white warehouse, and a parking lot filled with many cars. The surrounding area is a mix of greenery and paved roads.

**LAND TO THE REAR OF CHOSEN PARK,
BAGLAN, NEATH, SA11 2HZ**

STORAGE YARD/COMPOUND TO LET

STORAGE YARD / COMPOUND TO LET

APPROXIMATELY 1 ACRE | £25,000 P/A

WITHIN CHOSEN PARK AT THE ENTRANCE TO BAGLAN ENERGY PARK | ACCESSIBLE LOCATION JUST OFF BRUNEL WAY | JUNCTIONS 41 & 42 OF THE M4 MOTORWAY NEARBY

LAND TO THE REAR OF CHOSEN PARK, BAGLAN, NEATH, SA11 2HZ

STORAGE YARD/COMPOUND TO LET

LOCATION

The subject land is located in Port Talbot which is an industrial dock town located on the South Wales coast. The town has a large heavy industrial steelworks to the south of the town centre. The M4 motorway lies alongside the north of the town providing good road links to Cardiff approximately 33 miles to the east and Swansea approximately 10 miles to the west.

The subject storage land is located off Brunel Way which is at the entrance to Baglan Energy Park.

DESCRIPTION

The storage yard/compound is level and partly enclosed. The area to the north-east of the site can be used but there is a right of access, which is rarely used, over that part of the site, so must be left open.

Ingoing tenant will be responsible for creating an access to the site and any perimeter security fencing that is required.

There are no services to the site.



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TENURE

The land 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 £TBC

UBR for Wales 2024/5 56.2 p in the £

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

RENT

£25,000 per annum exclusive

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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PARK, BAGLAN, NEATH, SA11 2HZ**

STORAGE YARD/COMPOUND TO LET

