

**UNIT 8 MARDON PARK, OFF CENTRAL AVENUE, BAGLAN, SA12 7AX**

**HYBRID OFFICE / WAREHOUSE UNIT WITH PARKING**

# HYBRID OFFICE / WAREHOUSE UNIT

201.45 SQ.M (2,168.4 SQ.FT) | £20,500 P/A

WITHIN MARDON PARK ON THE EDGE OF BAGLAN ENERGY PARK | FOUR ALLOCATED PARKING SPACES



GLANMOR CHARTERED  
SURVEYORS

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Cambrian House, Cambrian Place, Swansea, SA1 1RH





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### LOCATION

Situated in the Mardon Park Estate on the edge of Baglan Energy Park and a short distance away from Port Talbot Town Centre. The unit is well positioned with good access to Junctions 42 & 43 of the M4 Motorway.

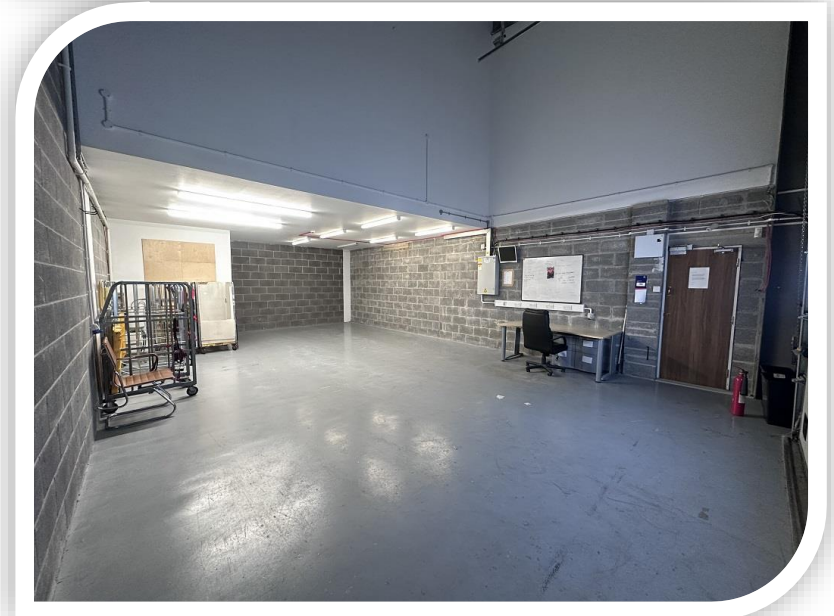
Mardon Park is accessed from Central Avenue and is approximately 10 miles to the east of Swansea, with Cardiff just 35 miles to the east.

### DESCRIPTION

Mid terrace steel portal frame building with metal cladding. Modern well specified hybrid office and warehouse space comprising entrance lobby, WC facilities, kitchen area, open plan office and warehouse space with roller shutter access. The first floor comprises of WC facilities, kitchen area, comms room and 4 offices.

Features:

- Roller shutter door: width 3.6m & height 4.1m
- 3 phase power
- 4 allocated parking spaces
- Modern accommodation throughout



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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 £6,500

UBR for Wales 2024/5 56.2 p in the £

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

## RENT

£20,500 per annum exclusive

## ENERGY PERFORMANCE CERTIFICATE

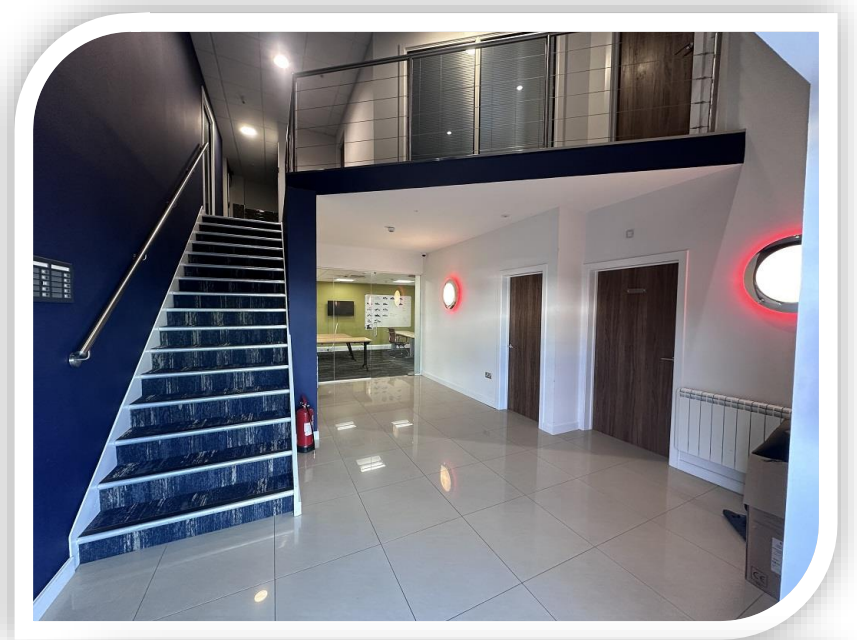
Energy rating and score **E - 104**

## CONTACT

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

**Tel:** 01792 439105

**Email:** [info@glanmorproperty.co.uk](mailto:info@glanmorproperty.co.uk)





# UNIT 8 MARDON PARK, OFF CENTRAL AVENUE, BAGLAN, SA12 7AX

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Description	Area sq m	Area sq ft
<b>Ground floor</b>		
Entrance lobby	20.63	222.09
Warehouse	69.12	744.05
Rear warehouse	28.57	307.50
Kitchen	6.76	72.73
WC	3.34	35.90
<b>Ground floor total</b>	<b>128.42</b>	<b>1382.26</b>
<b>First floor</b>		
Office	14.48	155.89
Office	10.50	113.02
Comms room	8.56	92.17
Office	14.07	151.48
Office	15.68	168.76
Kitchen area	6.44	69.29
WC	3.30	35.53
<b>First floor total</b>	<b>73.03</b>	<b>786.13</b>
<b>Total GIA</b>	<b>201.45</b>	<b>2168.40</b>

