

**UNIT 16 MARDON PARK, OFF CENTRAL
AVENUE, BAGLAN, SA12 7AX**

HYBRID OFFICE UNIT WITH PARKING

MODERN HYBRID OFFICE UNIT

329.57 SQ.M (3,547.51 SQ.FT) | £24,500 P/A

WITHIN MARDON PARK ON THE EDGE OF BAGLAN ENERGY PARK | FOUR ALLOCATED PARKING SPACES | CLOSE TO M4 MOTORWAY



**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.

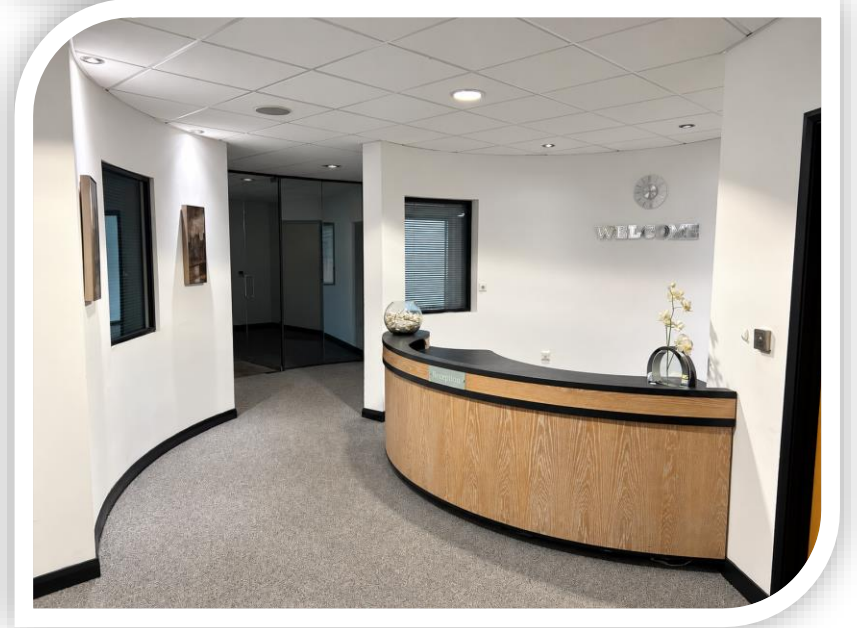
Mardon Park is accessed from Central Avenue, approximately 10 miles east of Swansea and 35 miles west of Cardiff.

DESCRIPTION

End terrace steel portal frame building with metal cladding. Modern well specified hybrid office accommodation comprising a reception, conference room, and a mix of cellular and open-plan office space. The property benefits from 4 allocated parking spaces, part air-conditioning, boiler heating and 3 phase power.

Features:

- Roller shutter door – currently blocked by office accommodation
- 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 £25,000 – split over two separate rating – Ground & 1st floor

UBR for Wales 2026/27 50.2 p in the £

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

RENT

£24,500 per annum exclusive

ENERGY PERFORMANCE CERTIFICATE

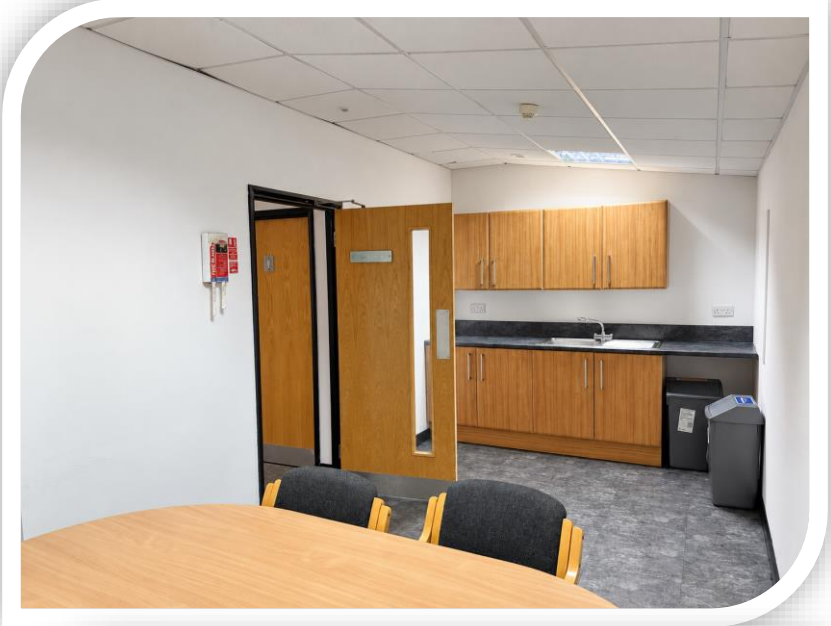
Energy rating and score C-65

CONTACT

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

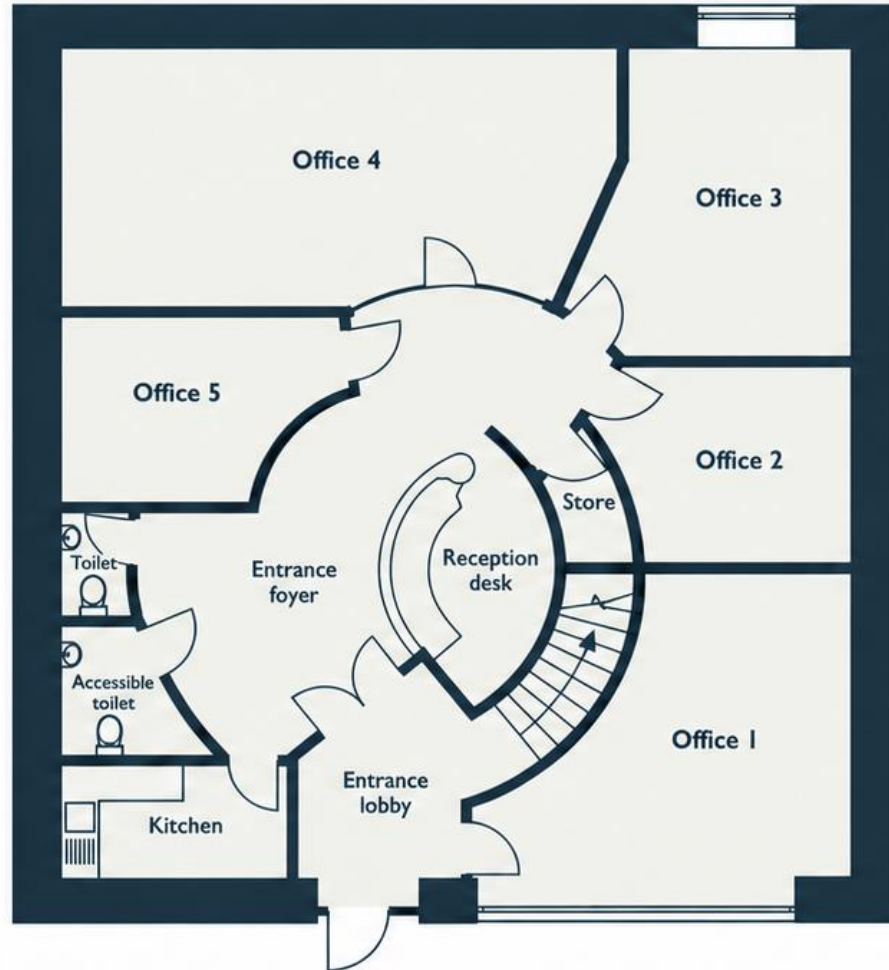
Tel: 01792 439105

Email: info@glanmorproperty.co.uk

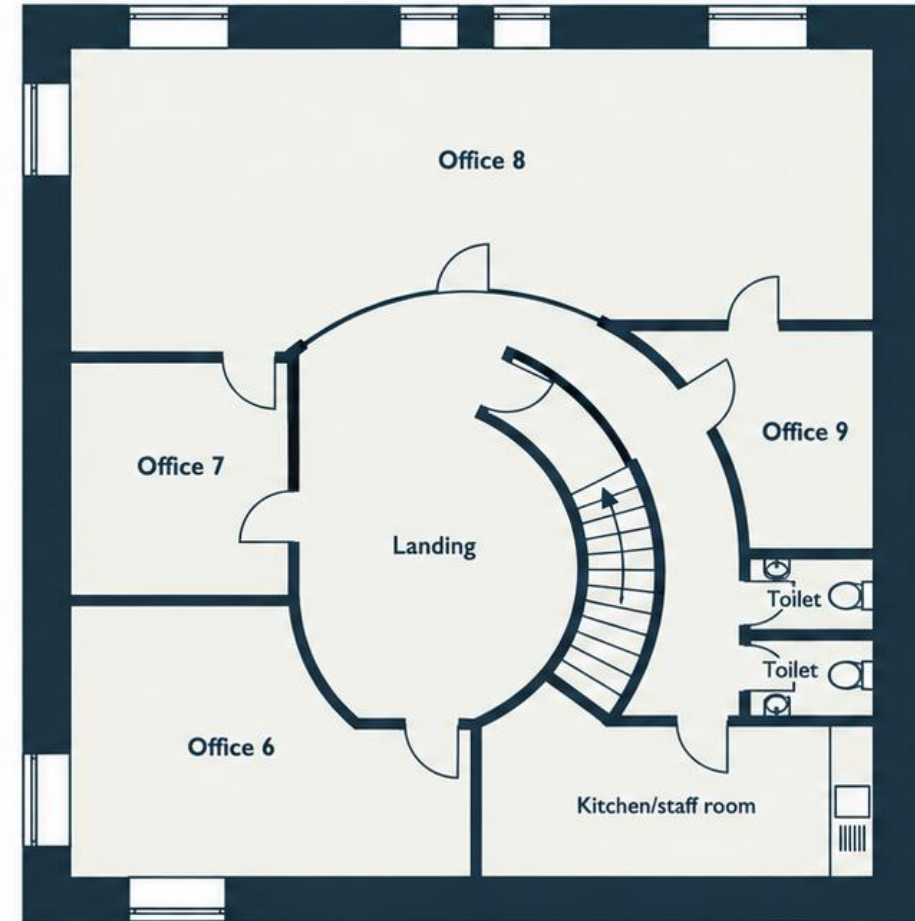


UNIT 16, MARDON PARK

Indicative Floor Plans



Ground Floor



First Floor

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