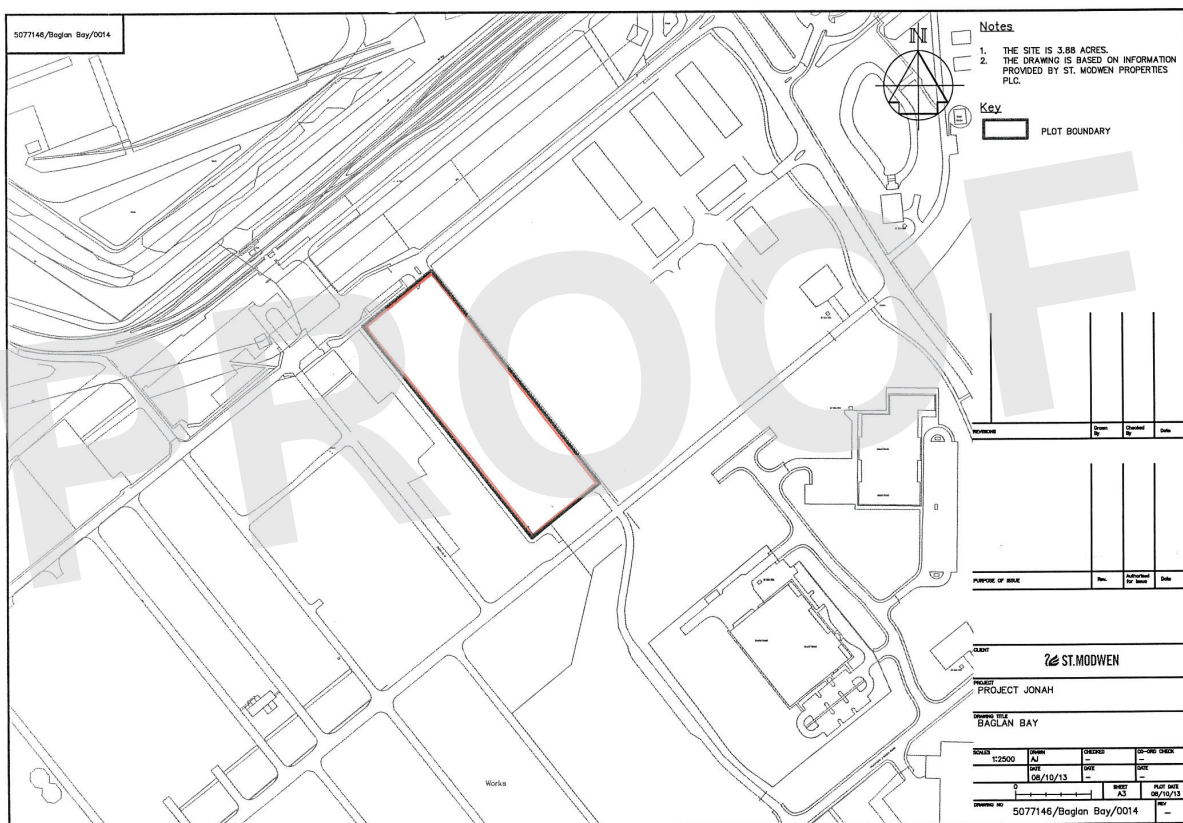


To Let

Industrial/Distribution/Storage/Yard Area

Industrial

Baglan Energy Park, Baglan, Port Talbot, SA12 7DJ

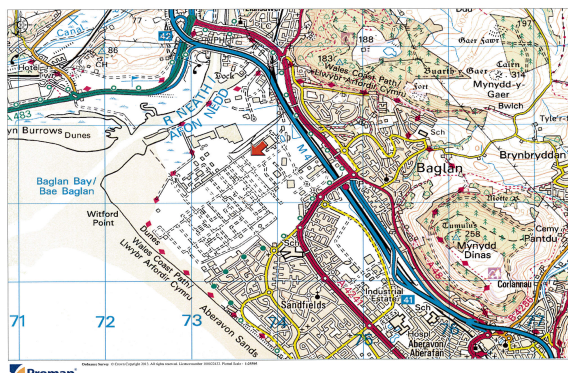


- 3.69 Acre (1.49 Ha)
- Tarmacadam Enclosed Site Area
- Close to Junctions 41/42 of the M4 Motorway



Baglan Energy Park, Baglan, Port Talbot, SA12 7DJ

Location



The site is located behind Marden Park, and at the entrance to the power station. Prominent occupiers within the vicinity include Intertissue; Neath Port Talbot Council; Technium; Montagne Juernes.

Access is provided via the upper entrance to Baglan Energy Park, close to the M4 motorway and via a lane leading to the Energy Plant.

Good communications are provided to junction 41/42 of the M4 motorway, which are within 2 miles of the site. From it, occupiers within the estate include; Visor Tempered Glass, Owens Road Transport, Warburtons Bakery, Ecolab and Vector International.

Description

A tarmacadam parcel of land which has been fenced by a previous occupier.

- Length: Approx 207.45m
- Width: Approx 71.88m

Site Area	Acres	Ha
Total	3.69	1.49

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Our client reserved the right to levy VAT on all payments.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

We have been informed via an online enquiry with the valuation website, that the Rateable Value is £TBA.

UBR for Wales 2013/14 is 46.4p in the £.

Interested parties are advised to verify the information by making their own enquiries with the Local Rating Authority.

Lease Terms

The property is available on a new Lease. The Lease will be excluded from the Security of Tenure provisions of the Landlord & Tenant Act 1954 Part II.

Rental

Offers in the region of £32,500 pax.

Service Charge

A service charge may be levied in relation to the joint shared maintenance of the external common areas of the Estate.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Jason Thorne
Lambert Smith Hampton
01792 702800
jthorne@lsh.co.uk

December 2013

**Lambert
Smith
Hampton**

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