

Production / Warehouse Unit.

To Let / For Sale

Baglan Energy Park, Port Talbot, SA12 7AX.

93,913 sq m (8,725 sq ft)

Property Features.

- Detached production / warehouse unit
- Built to BREEAM Excellent Standards
- Site area of approximately 3.324 hectares (8.21 acres)
- Close proximity to the M4 motorway via Junction 41
- Available with vacant possession in late 2021

Location.

Baglan Energy Park is located in Port Talbot, 8 miles east of Swansea and 33 miles west of Cardiff. Port Talbot is positioned to the south of the M4 Motorway which is accessed via Junctions 38, 39 and 41.

The property is within the park approximately 3 miles north west of Port Talbot town centre. The property has frontage to Central Avenue with access via Sirius Drive and Helios Drive.

More aerial photos here: <http://www.baglan360.uk>



Description.

A BREEAM Excellent, detached production/ warehouse unit with three storey offices. The building was originally constructed in 2000 and substantially extended in 2003.

The specification includes:-

- Steel frame construction
- Insulated, steel cladding panels to the elevations
- Profiled steel sheeting to the roof
- Double glazed windows to the front elevation
- Power floated concrete floor
- Suspended fluorescent strip light units
- Minimum eaves height of 5.5m
- Maximum height of 7.2m
- Loading bay access via two roller shutter doors
- Secure rear gated yard
- Front car park for 172 cars

The three storey office are finished with Cat II lighting, suspended ceilings, plastered and painted walls, carpeted floors, perimeter trunking with raised access floors to part, gas fired wall mounted radiators, air conditioning to part and an eight person (630 kg) lift to all floors.

Accommodation.

Description	sq m	(sq ft)
Production	6,845	(73,684)
Offices	1,607.95	(17,308)
Mezzanine Store	52.00	(560)
Loading Canopy	219.31	(2,361)
Total	8,724.73	(93,913)

Approximate area of 3.324 ha (8.21 acres), which provides a low site cover of only 23%.





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Services.

The property benefits from all main services. Interested parties are advised to make their own enquiries.

Lease Terms.

Available to rent on a new lease from November 2021.

Alternatively a sale will be considered with the current tenant in occupation until November 2021.

Further details on request.

EPC.

The property has an Energy Performance Certificate PC rating of C (73).

Certificate available upon request.

AML.

A successful bidder will be requested to provide the usual information to satisfy the Anti-Money Laundering requirements when Heads of Terms are agreed.

Rateable Value.

Factory and Premises - £325,000 (2017 list).

Tenure.

The property is currently held by way of a 125 year long leasehold from 31 March 2000.

Contact.

For further information, or to arrange a viewing, please contact Knight Frank:

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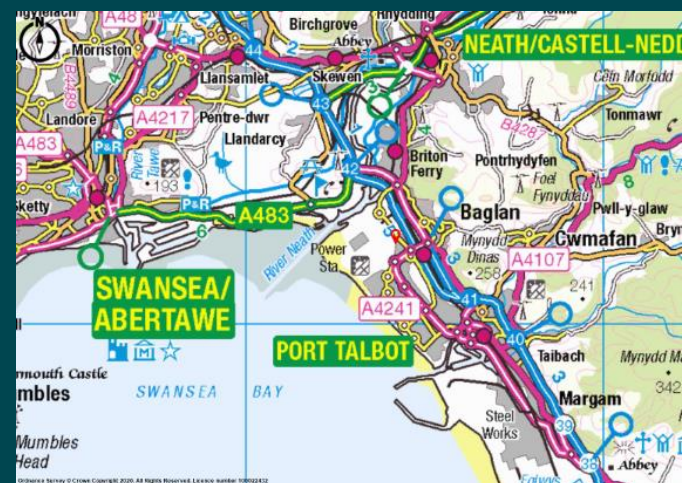
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