

UNIT 16 MARDON PARK

OFF CENTRAL AVENUE | BAGLAN, PORT TALBOT | SA12 7AX

**HUNT &
THORNE**

CHARTERED SURVEYORS

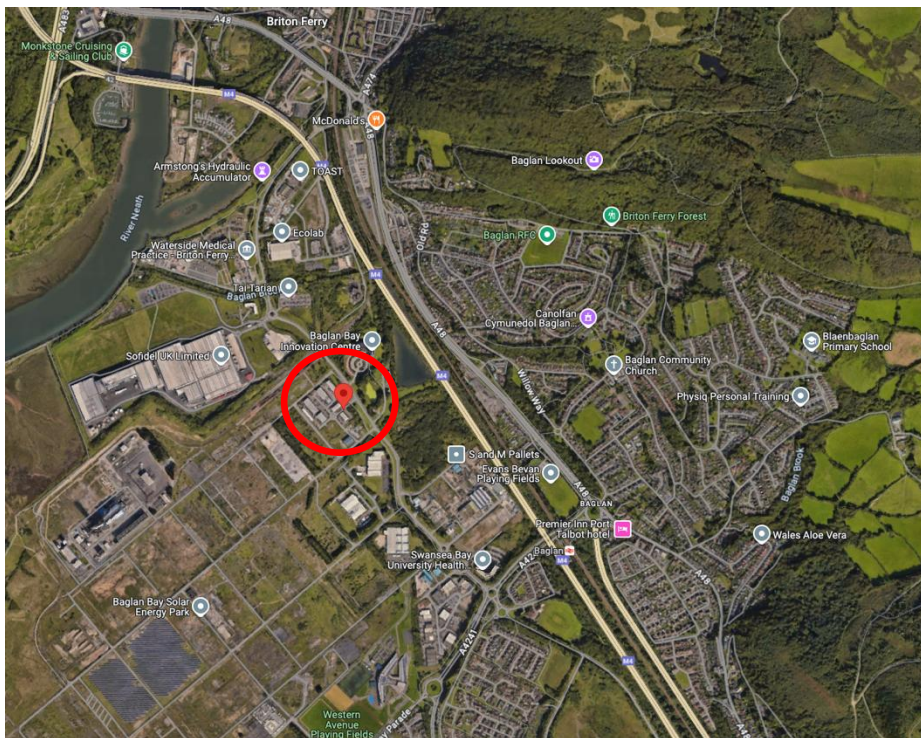


**OFFICE ACCOMMODATION
TO LET**

- MODERN OFFICE ACCOMMODATION
- OPEN PLAN AND CELLULAR WORKSPACES
- CLOSE TO J42 OF THE M4
- 374.12 SQ M (4,028 SQ FT)
- ASKING RENT £36,234PAX

LOCATION

The property is located on the established Mardon Park, located off Central Avenue, the main access road running through Baglan Energy Park. Excellent transport links to J42 and 43 of the M4 motorway. Prominent occupiers in the immediate area include Inter-Tissue, Montagne Jeunesse, Ecolab and Tai Tarian.



DESCRIPTION

An end of terrace steel portal frame building, which is clad with alloy steel sheeting. Internally the property has been extensively converted into a high-quality modern office. The accommodation includes a reception, conference room as well as cellular and open plan offices.

ACCOMMODATION

GROUND FLOOR:	187.06 SQ M	2,014 SQ FT
FIRST FLOOR:	187.06 SQ M	2,014 SQ FT
TOTAL:	374.12 SQ M	4,028 SQ FT

RATEABLE VALUE

We have been informed via an online enquiry with the Valuation Office, that the property has a rateable value of

Part Ground Floor: £1,425

Part Ground Floor: £9,300

1st Floor: £11,750

UBR for Wales 2025/26 is 56.8p in the £

Interested parties are asked to verify this information, by directly contacting the local rating authority.

AGENCY - PROPERTY MANAGEMENT - LEASE ADVISORY - INVESTMENT - DEVELOPMENT - ACQUISITION

Hunt & Thorne Limited - Company Registration No 13141652. Suite C1, Castle Court, Phoenix Way, Enterprise Park, Swansea, Wales, SA7 9EQ

1. These particulars do not constitute any part of an offer or contract. 2. All statements contained in these particulars are made without responsibility on the part of Hunt & Thorne for the vendor/lessor and nothing contained in these particulars will be relied upon as a statement or representation of fact. 3. Any intended purchaser/lessor must satisfy itself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor/lessor does not make or give and neither Hunt & Thorne nor any person in their employment has any authority to make or give any representation/warranty whatsoever in relation to this property or any services. 5. All terms quoted exclusive of VAT unless otherwise stated.

LEASE TERMS

The property is available on new flexible lease terms.

SERVICE CHARGE AND BUILDING INSURANCE PREMIUM

A service charge is payable in relation to the maintenance of the external common areas of the estate. The landlord to continue to insure the property and recover the premium costs from the tenant.

ASKING RENT

£36,234pax

EPC

To be provided.

VAT

All prices are quoted exclusive of VAT. VAT will be payable on all payments.

LEGAL COSTS

Each party to pay their own legal costs on this transaction.

FURTHER INFORMATION

For further information or to arrange a viewing, please contact sole letting agents Hunt & Thorne Chartered Surveyors.

MATTHEW SIMS

matthew@huntandthorne.com

07825 372503

JASON THORNE

jason@huntandthorne.com

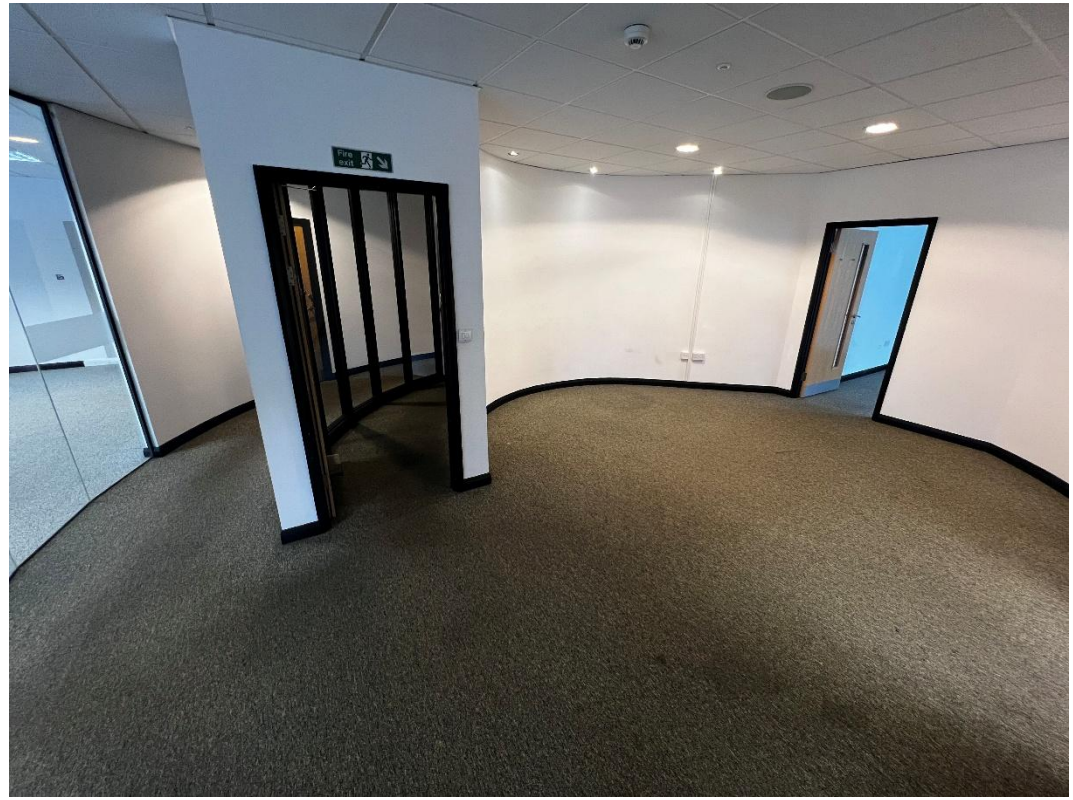
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March 2025

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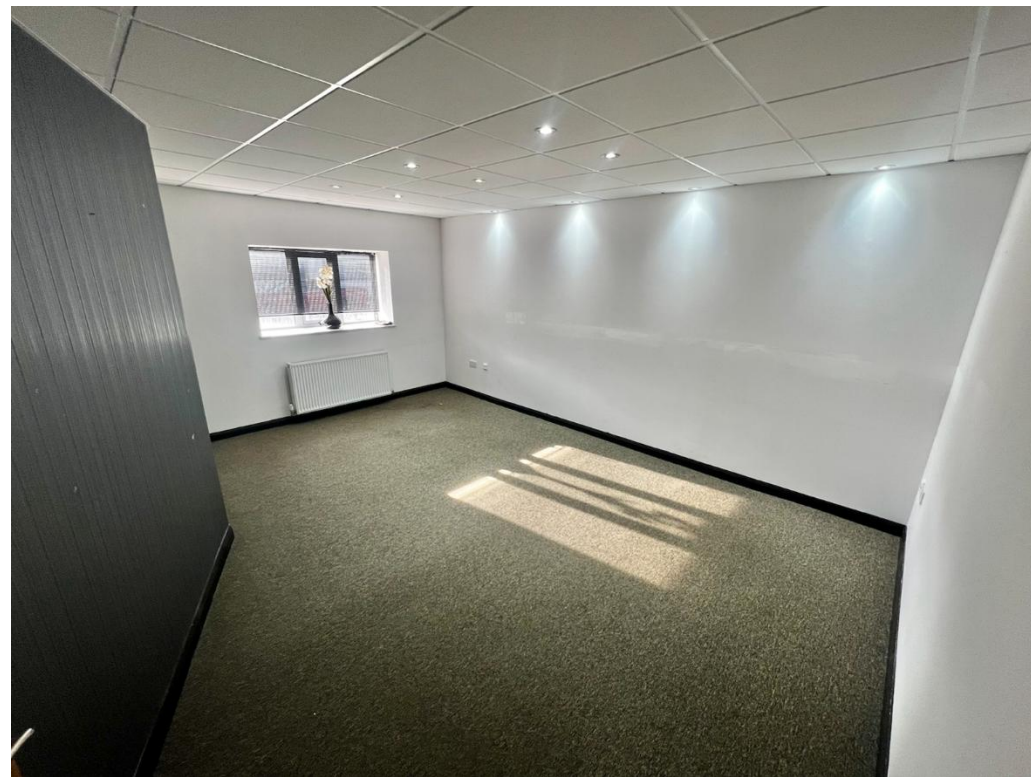
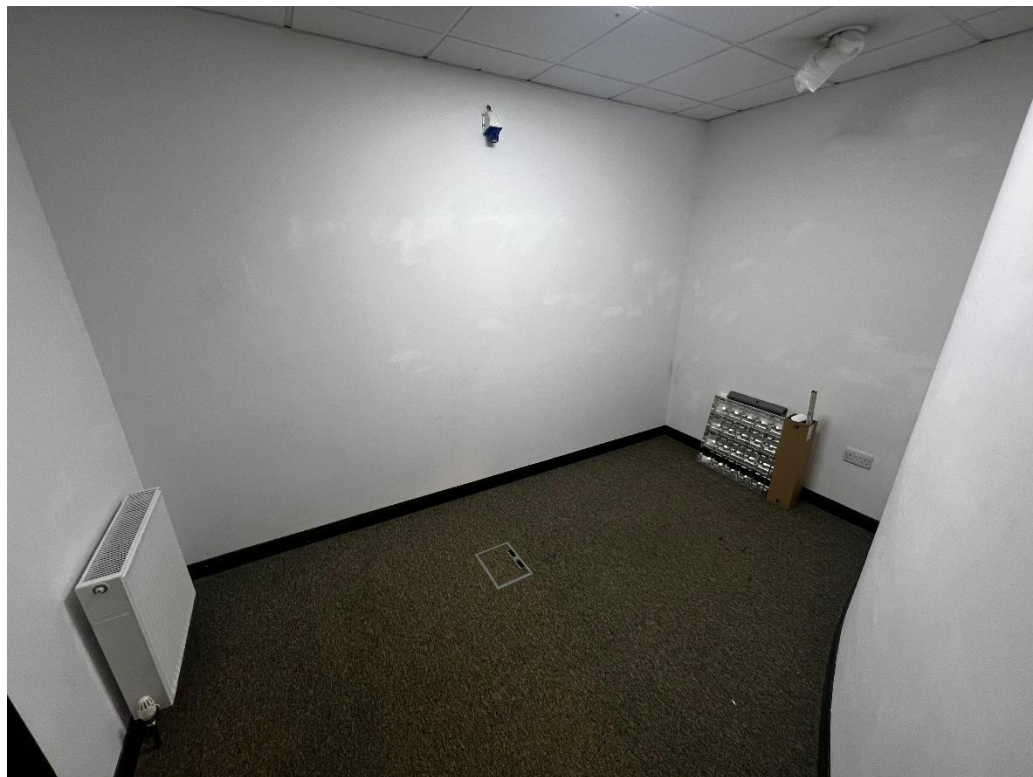
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