

MARDON BUSINESS HUB

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

HUNT & THORNE

CHARTERED SURVEYORS

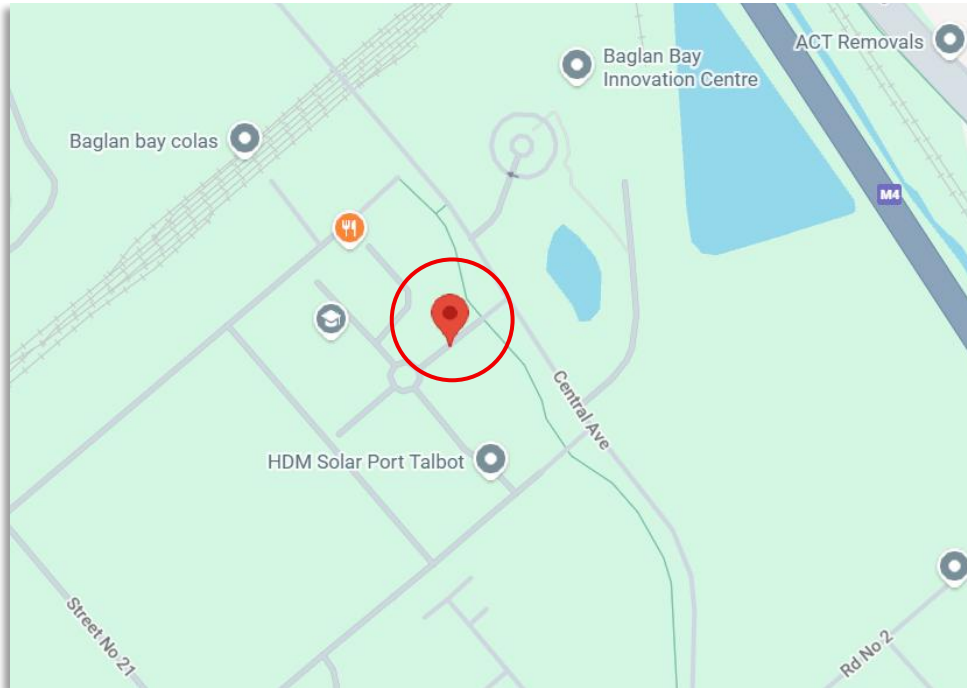


BUSINESS SUITES TO LET

- MODERN OFFICE ACCOMMODATION
- OPEN PLAN AND CELLULAR WORKSPACES
- CLOSE TO J42 OF THE M4
- SUITES FROM 9 SQ M (97 SQ FT) TO 40 SQ M (431 SQ FT)
- ASKING RENT FROM £1,455 PAX

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

See availability schedule.

RATEABLE VALUE

See availability schedule.

UBR for Wales 2026/27 is 0.502p in the £.

Interested parties are advised to verify this information.

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 9LA

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

See availability schedule.

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.

ANTI MONEY LAUNDERING REGULATIONS

Regulations require checks on all prospective tenants/purchasers. Photo ID plus proof of address is required before a transaction can proceed. AML searches are outsourced to our partner Credas (Certified Digital Identity Verification Service).

FURTHER INFORMATION

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

MATTHEW SIMS

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JASON THORNE

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07387 188482

March 2026

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AVAILABILITY SCHEDULE

Suite	Sq m	Sq ft	Rent Pa	S/C payable	BI pax	Rateable Value	Availability
GF							
1	20	216	£3,240.00	£1,821.00	TBA	TBA	Immediate
2	12	130	£1,950.00	£1,096.00	TBA	TBA	Immediate
3	20	216	£3,240.00	£1,821.00	TBA	TBA	Immediate
4	40	431	£5,172.00	£3,634.00	TBA	TBA	Immediate
5	13	140	£2,100.00	£1,180.00	TBA	TBA	Immediate
FF		0	£0	0			
6	23	248	£3,720.00	£2,091.00	TBA	TBA	Immediate
7	13	140	£2,100.00	£1,180.00	TBA	TBA	Immediate
8	61	657	£7,884.00	£5,538.51	TBA	TBA	Immediate
9	9	97	£1,455.00	£818.00	TBA	TBA	Immediate
10	9	97	£1,455.00	£818.00	TBA	TBA	Immediate

Note:

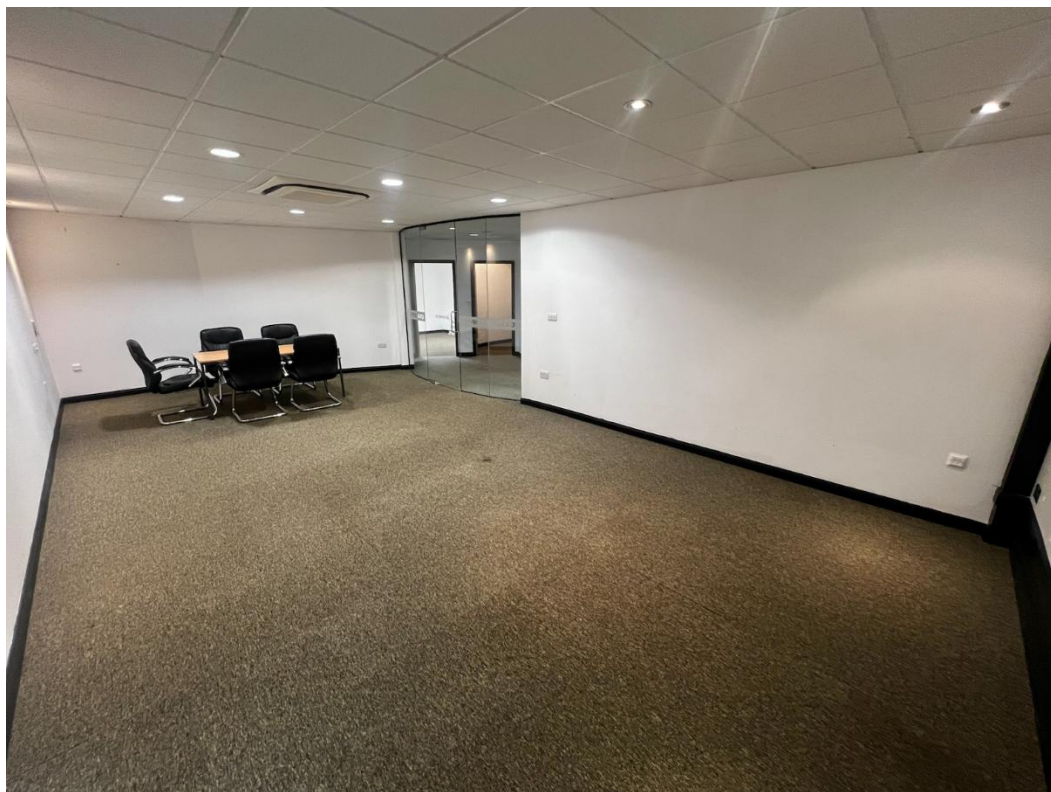
* Service charge includes maintenance of the internal communal area, external area, and external communal area.

* Tenant pays rates, utilities and telephone/broadband.

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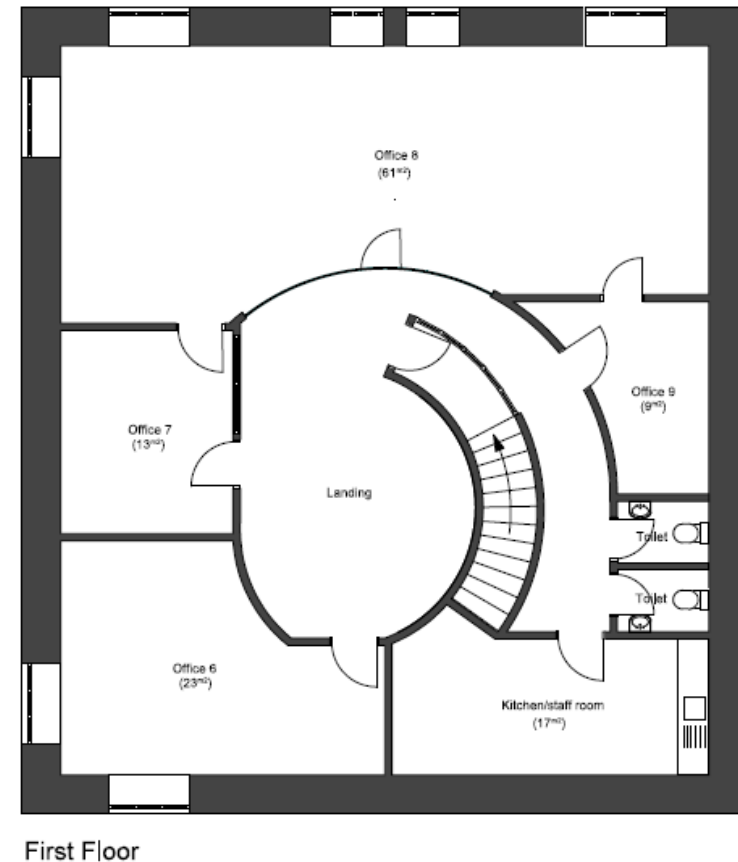
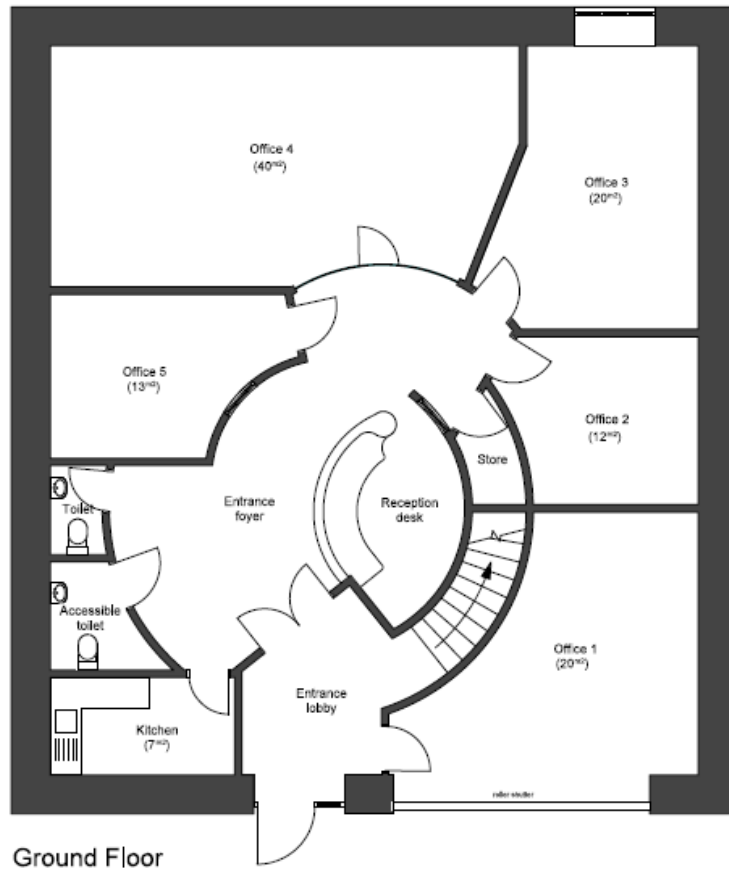
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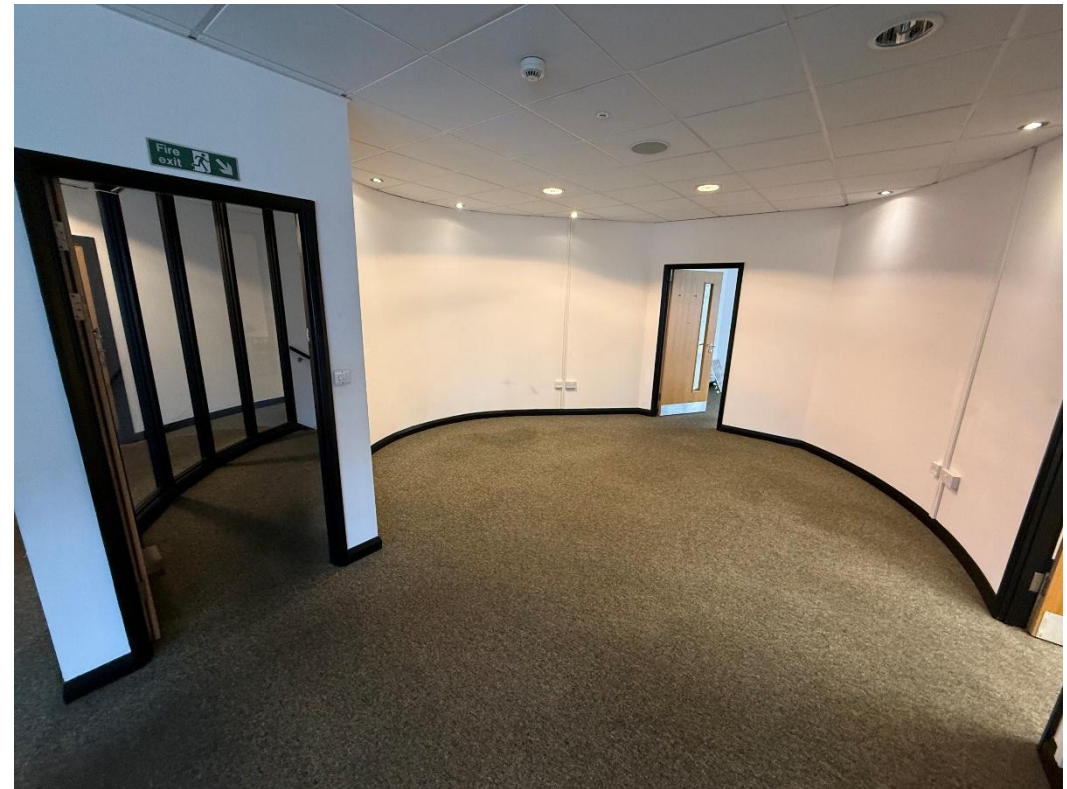
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