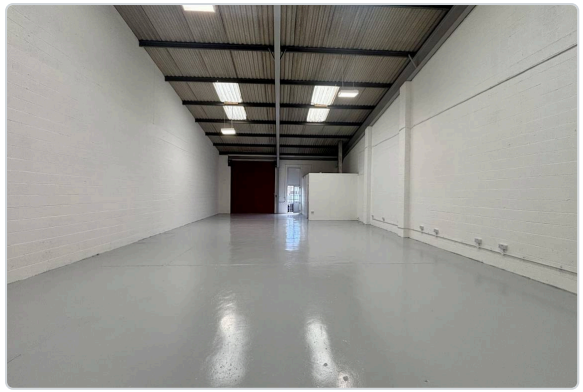
Purcell Avenue Industrial Estate

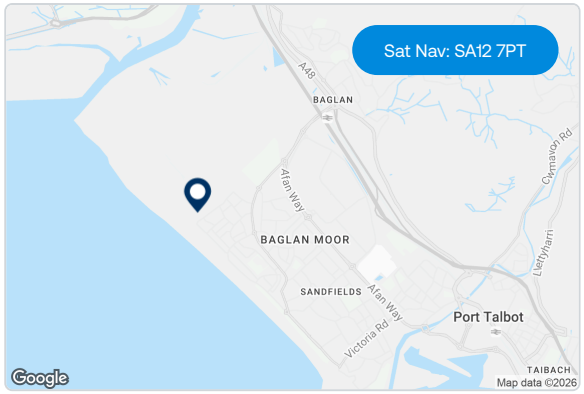
Port Talbot, SA12 7PT

Warehouse | 1,059 - 1,693 ft²

- Close proximity to M4
- On-site parking
- Three phase power
- Roller shutters







Description

Purcell Avenue Industrial Estate is situated on the well-established Sandfields Industrial Estate and comprises a range of light industrial/warehouse units. The units benefit from office accommodation, WCs, a single roller shutter door which is approximately 3 m wide and 3.5 m high and a separate pedestrian entrance. Warehouse minimum eaves height 3.4 metres. Warehouse maximum eaves height 6.5 metres.

Location

Purcell Avenue Industrial Estate on Endeavour Close, forms part of Sandfields Industrial Estate which is accessed via Purcell Avenue and located adjacent to Baglan Energy Park. The Estate benefits from excellent road links via the M4 motorway (J45) and is in close proximity to main line rail service at Port Talbot Parkway station, there is also a rail station at Baglan for local and connecting services.

Further information

Rent
Terms and Conditions: Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be reviewed and adjusted on renewal. Full terms available on request

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

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Accommodation:

Unit 21 - Prices are valid for 2026 only

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	Reduced Rent (£)	EPC
11	Warehouse	1,059	Coming soon	875		B
21	Warehouse	1,693	Coming soon	1,235	845	B
Total		2,752				

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