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TO LET (May Sell)

**Baglan Bay Retail Park, Afan Way,
Port Talbot, SA12 7BZ**

Large Storage Yard/Development Site



- Total Gross Site Area c. 2.46 ac. (1.0 ha.)
- Prominent & Accessible Storage Yard
 - Suitable For Development
- Adjacent To A4241 Afan Way Dual Carriageway

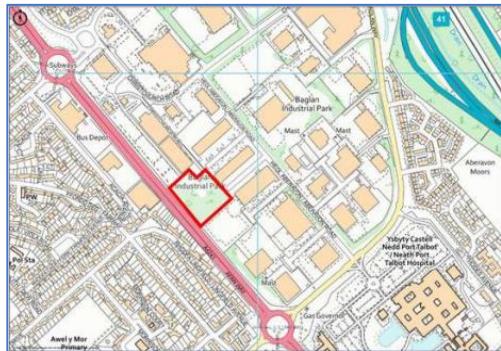
Location (SA12 7BZ)

The property is located in Port Talbot in the county of Neath Port Talbot. It is approximately 10 miles east of Swansea and 35 miles west of Cardiff.

The site is strategically positioned adjacent to the A4241 Afan Way/Harbour Way which leads directly to the major Tata Steelworks at Port Talbot and J.39 of the M4 thereafter at Margam.

The site itself is situated adjacent to both the Baglan Bay Retail Park, and Baglan Industrial Estate, at Baglan.

Other occupiers in the vicinity include major retailers such as Morrisons, Lidl, as well as trade counter operators including Screwfix, Howdens, and CEF. The position of the site is shown below.



Description

The property comprises a site with direct access via the adjacent retail park. Whilst the site is currently un-surfaced there are plans to provide a hard-cored covering.

The site is immediately suitable for a variety of external storage uses and also has development potential.

Accommodation (Gross Site Area)

TOTAL SITE AREA **2.46 ac. 1.0 ha.**

Potential Types Of Use

Due to the nature and position of the site it is potentially immediately suitable for a variety of commercial storage uses including:

- Vehicle storage;
- Stell storage containers;
- Building materials storage;

This also offers an exciting opportunity for new building development.

Interested parties are advised to make their own enquiries with the planning department at Neath Port Talbot Borough Council on **01639 686 868** or via their website www.npt.gov.uk or email planning@npt.gov.uk

Mains Services

Whilst the site is currently un-serviced we understand that mains services, including electricity, foul and water are available in the vicinity. Potential occupiers are advised to make their own utility services investigations.

Terms

The land is immediately available to lease for an initial term of up to 2 years – longer lease terms may be considered.

Quoting Rent

Offers are invited in the region of £35,000 per annum per acre.

Quoting Price

Offers are invited.



Business Support

For further advice for businesses please contact:

Economic Development Unit at **Neath Port Talbot Borough Council** on **(01639) 686 385**.

Additional assistance may also be available from the **Welsh Assembly Government (Business Wales)** on **03000 60 3000**

Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

VAT

All figures quoted are exclusive of VAT.

Viewing

For further information or to arrange an inspection please contact the sole agents:



Michael Bruce MRICS
Mobile: 07920 144 603
michael@dlsurveyors.co.uk

SUBJECT TO CONTRACT

JUNE 2023

IMPORTANT MESSAGE

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