

Purcell Avenue Industrial Estate

Port Talbot, SA12 7PT

Warehouse | 1,059 - 1,693 ft²



Close proximity to M4



On-site parking



Three phase power

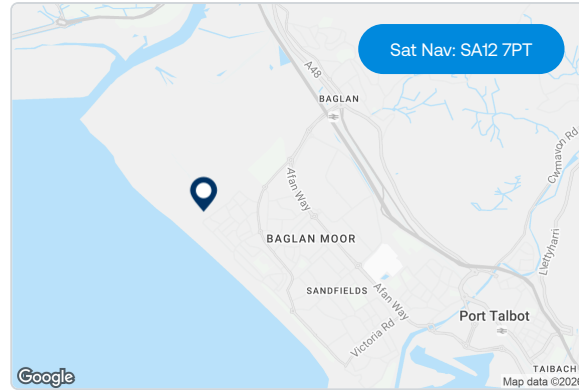


Roller shutters

Coming soon Q2 2025



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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

EPC

Unit 11: D Unit 21: D

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	Property Type	Size (sq ft)	Availability
11	Warehouse	1,059	Coming soon
21	Warehouse	1,693	Coming soon
Total		2,752	

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three-year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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