

TO  
LET



Lodge Drive, Baglan, Port Talbot, West Glamorgan SA12 8UB

£350 pcm

20, Station Road, Port Talbot, SA13 1JB 01639 888159 [info@tonyjohnproperty.co.uk](mailto:info@tonyjohnproperty.co.uk)

## PROPERTY SUMMARY

\*\* Flexible office space situated in this busy community hub with 24hours access and ample parking. Offices are available to rent individually or by the entire suite. Call us on (01639) 888159 for any further enquiries \*\*

## POINTS OF INTEREST

- Flexible Office Space
- 4 / 5 Individual Offices
- Ability To Rent Whole Suite
- Shared Kitchen & Toilet Facilities
- Own Entrance
- Ample Car Parking Facilities
- 24 Hour Access
- Utility Bills Included



## ROOM DESCRIPTIONS

### **Offices 1 (Made Up of 2 Offices)**

Fitted carpet, uPVC window, telephony connections, multiple power points. The two offices are separated by door with glazed side panel to allow for further privacy.

Office A - 2.8m x 2.27m

Office B - 3.05m x 3.33m

### **Office 2**

3.05m x 3.33m (10' 0" x 10' 11") Fitted carpet, radiator, uPVC window, telephony points, electric points.

### **Office 3**

3.9m x 2.49m (12' 10" x 8' 2") Fitted carpet, radiator, uPVC double glazed window, telephony & power points.

### **Office 4**

2.47m x 3.44m (8' 1" x 11' 3") Fitted carpet, uPVC double glazed window, radiator.

## MATERIAL INFORMATION

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No





