

# Watts & Morgan

FOR SALE



## Asking Price £375,000

Detached Office/Business Premises, South Road,  
Bridgend Industrial Estate, Bridgend, CF31 3UL

- Immediately available "For Sale" a detached "hybrid" office/business unit set within a landscaped plot with on-site car parking and storage yard.
- Situated in a prime location with prominent frontage onto South Road, Bridgend Industrial Estate, Bridgend.
- Immediately available "For Sale" Freehold tenure and with full vacant possession at an asking price of £375,000.

### Location

The property is situated in a prominent and convenient location fronting South Road on Bridgend Industrial Estate, Bridgend immediately adjacent to Toby Carvery, Bush Healthcare and Cartrefi Cymru.

The Bridgend Industrial Estate is Bridgend's premier industrial estate conveniently located just half a mile or so south-east of Bridgend Town Centre and 2½ miles from Junction 35 (Pencoed Interchange) of the M4 Motorway

### Description

The property briefly comprises a detached 2-storey office/business unit built to a traditional standard of construction with brick and blockwork elevations under a tiled pitched roof.

The property is currently configured so as to provide a number of cellar offices together with on ground floor an open-plan general office/workshop/business space.

The property is set within a landscaped plot that has the benefit of a tarmacadamed surface car park and a separate self-contained storage yard.

The property has the benefit of all mains services connected.

The property briefly provides the following accommodation: -

Ground Floor Office/Business Space – 161.1 sq.m (1,733 sq.ft) NIA  
First Floor – 160.7 sq.m (1,730 sq.ft) NIA  
Separate male and female WCs  
Total Accommodation – 321.8 sq.m (3,453 sq.ft) Net Internal Area of accommodation.

### Planning

The property is currently occupied for office/business use and is considered suitable for a variety of B1/B2/B8 uses and a host of alternate commercial uses such as healthcare, educational, creche/day nursery subject to the obtaining of any necessary change of use planning permission.

### Sale Price

£375,000

### Tenure

The property is to be sold Freehold tenure and with full vacant possession.

### EPC

Energy Rating - Band D

### VAT

All figures quoted are exclusive of VAT if applicable.

### Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

### Anti Money Laundering

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, the successful applicant will agree to provide certain information when Heads of Terms are agreed.

### Viewing

Strictly by appointment only through sole selling agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

Email: [commercial@wattsandmorgan.co.uk](mailto:commercial@wattsandmorgan.co.uk)

Please ask for

Dyfed Miles or Matthew Ashman



### Bridgend

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