

Watts & Morgan

FOR SALE



Offers Over £450,000

Workshop/Industrial Unit and Yard Dunraven Business Park Bridgend CF31 3AP

- Immediately available For Sale a detached workshop/industrial unit and yard providing in total approximately 534sq.m (5745sq.ft) Gross Internal Area of accommodation set within a yard extending to approximately 0.45 acres or thereabouts
- Very well located on the privately owned Dunraven Business Park located on the edge of Bridgend Town Centre and lying just 3 miles from both Junctions 35 and 36 of the M4 Motorway
- Immediately available For Sale freehold tenure and with full vacant possession inviting offers in excess of £450,000

Location

Dunraven Business Park is a privately owned Industrial Estate located just to the southeast of Bridgend Town Centre accessed off the B4181 Coychurch Road Carriageway immediately opposite the Asda Superstore.

This small privately owned Industrial Estate is home to a variety of industrial/workshop and trade counter operators.

The estate enjoys good access via Coychurch Road and Tremains Road to both Junctions 35 and 36 of the M4 Motorway both of which lie within approximately 3 miles.

Cardiff lies approximately 25 miles to the east and Swansea 20 miles to the west.

Description

The property briefly comprises a detached industrial/workshop unit built to a traditional standard of construction with brick/blockwork elevations finished in part to a rough cast concrete render and with a timber truss roof with single skin asbestos clad roof sheets.

A separate detached paint shop/workshop is located within the secure yard.

The workshop unit has the benefit of roller shutter door access to the front elevation and double door access to the side elevation. The unit includes office and welfare facilities and is considered suitable for a variety of industrial/ workshop/commercial uses. The property has the benefit of mains water and drainage and 3-phase electricity connected.

To the front of the unit is a small tarmac surfaced forecourt and car park with the unit set within a secure site largely laid to hardcore and extending to approximately 0.45 of an acre of thereabouts.

Accommodation

Main Workshop - 462sqm (4971sqft) GIA
Spray Shop/Stores - 72sqm (774sqft) GIA

Tenure

The property is immediately available For Sale freehold tenure and with full vacant possession.

Sale Price

Offers in excess of £450,000 are invited.

EPC

Pending

Legal Costs

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

VAT

All figures quoted are exclusive of VAT if applicable.

Anti Money Laundering Regulations

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:

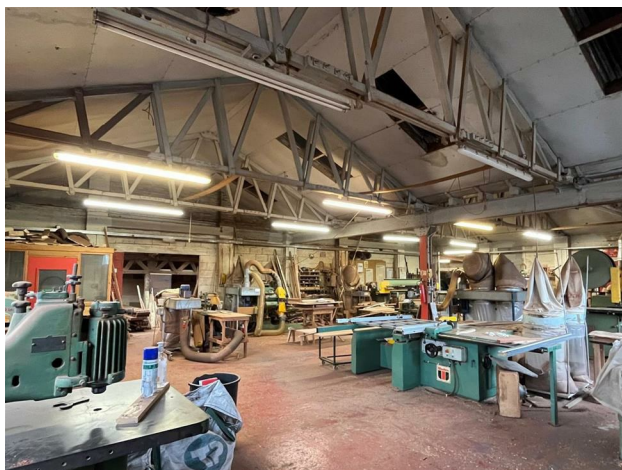
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