

# Watts & Morgan

FOR SALE



## Asking Price £996,000

### Unit 6A Ewenny Industrial Estate Bridgend CF31 3EX

- Newly refurbished industrial/warehouse unit providing approximately 925sq.m (9956sq.ft) GIA and having the significant benefit of being set within a secure yard.
- Located on the Ewenny Industrial Estate a strategically located privately owned estate lying just 1½ miles south of Bridgend Town Centre and 3 miles west of Junction 35 (Pencoed Interchange) of the M4 Motorway
- Immediately available For Sale Virtual Freehold at an asking price of £996,000

### Location

Ewenny Industrial Estate is conveniently located lying just off the A473 dual carriageway 1½ miles or so south of Bridgend Town Centre and approximately 3 miles west of Junction 35 (Pencoed Interchange) of the M4 Motorway.

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

### Description

The property is located on the Ewenny Industrial Estate a privately owned multi-unit industrial estate newly acquired by PMG with individual units all being refurbished and offered up For Sale/To Let.

Unit 6A comprises a modern industrial/ workshop unit undergoing a comprehensive refurbishment which will include new roof covering, roller shutter door, windows and doors. The unit provides approximately 925sq.m (9956sq.ft) Gross Internal Area.

The unit is set within a yard extending to approximately 0.82 acres

### The Estate

The Ewenny Industrial Estate on completion of renovation and refurbishment will comprise the following accommodation:-

Unit 1 - 3760sq.ft GIA - Sale Agreed  
Unit 2 - 3760sq.ft GIA - Sale Agreed  
Unit 3 - 3725sq.ft GIA - Sale Agreed  
Unit 4A – 1840sq.ft GIA - Sale Agreed  
Unit 4B – 1830sq.ft GIA - Sale Agreed  
Unit 5A – 14060sq.ft GIA  
Unit 5B1 – 4942sq.ft GIA - Sale Agreed  
Unit 5B2 – 4988sq.ft GIA - Sale Agreed  
Unit 6A – 9956sq.ft GIA  
Unit 6B – 15014sq.ft GIA

### Planning

The estate is allocated as an employment site allowing for B1, B2 and B8 Uses.

### Grant Assistance

The property is located in a Grant Assisted area.

### Tenure

Available For Sale a new long leasehold/Virtual Freehold interest. Details on application.

### Sale Price

£996,000

### Rateable Value

To be assessed on completion of refurbishment.

### Estate Service Charge

Each owner/occupier on the estate will contribute and be responsible for a contribution to the maintenance and upkeep of the common areas of the estate including the shared access road. Details on application.

### EPC

To be provided on completion of refurbishment.

### Legal Costs

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

### VAT

VAT payable on sale price

### 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 Joint selling agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288 /07990 881081

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

Please ask for

Dyfed Miles or Matthew Ashman

Jenkins Best

Please ask for Henry Best

Email: [henry@jenkinsbest.com](mailto:henry@jenkinsbest.com)



### Bridgend

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