Watts & Morgan

TO LET



£47,500 Per Annum

Modern Industrial/Workshop Unit, Unit 1 St. Theodores Way, Brynmenyn Industrial Estate, Bridgend, CF32 9TZ

• Modern Industrial/Workshop Unit providing approximately 940sq.m (10,110sq.ft) Gross Internal Area of Accommodation set within a secure yard extending to 0.86 of an acre or thereabouts.

• Located on the Brynmenyn Industrial Estate conveniently located lying just 4 miles or so north of Bridgend Town Centre, 2 miles north of Junction 36 (Sarn Park Interchange) of the M4 Motorway.

• Immediately available To Let under terms of a new FRI Lease at a rental of £47,500 per annum exclusive.

Location
The property fronts St. Theodores Way on the Brynmenyn Industrial Estate, near Bridgend.

The Brynmenyn Industrial Estate is a purpose built estate strategically located lying just 4 miles or so north of Bridgend and 2 miles north of Junction 36 (Sarn Park Interchange) of the M4 Motorway.

Cardiff lies approximately 23 miles to the east and Swansea approximately 20 miles to the west.

Description
The property briefly comprises a modern detached industrial/workshop unit constructed around a steel portal frame providing for clear span with 3.8m to eaves and 6.47m to apex.

The property has the benefit of an internally constructed office wing to the front elevation providing for office space together with ancillary kitchen and works WC's.

The property has the benefit of 3 No. roller shutter doors to the side elevation opening out onto a tarmacadam surfaced yard and forecourt.

The property has the benefit of mains water, drainage and 3-Phase electricity connected.

The property is set within a secure yard extending to 0.86 of an acre or thereabouts.

Tenure
The property is available To Let under terms of a new Full Repairing and Insuring lease at an asking rental of £47,500 per annum exclusive

Refurbishment
Some works of renovation and refurbishment are currently being undertaken. Details on application.

Business Rates
The Valuation Office website advises a rateable value of £41,000

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

EPC
Energy Rating - Band C

VAT
All figures quoted are exclusive of VAT if applicable.

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 letting agents:

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Dyfed Miles or Matthew Ashman



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