



£18,500 Per Annum

Unit 11 North Point, Bridgend Industrial Estate,
Bridgend, CF31 3RX

- Immediately available To Let a modern end of terrace industrial/ workshop unit situated in a highly prominent and convenient location on the Bridgend Industrial Estate, Bridgend
- Provides approximately 177sq.m (1,908sq.ft) Gross Internal Area of accommodation
- Immediately available To Let under terms of a new Full Repairing and Insuring Lease for a term of years to be agreed at a rental of £18,500 per annum exclusive

Location

The property is situated in a highly prominent and convenient location on a small privately owned Industrial Development known as North Point.

The unit occupies a highly prominent corner location fronting Western Avenue, the main vehicular thoroughfare serving the Bridgend Industrial Estate.

The Bridgend Industrial Estate is the County's premier industrial estate home to both small and medium sized businesses and multi-national companies.

The Estate is strategically located lying just 1 mile or so from Bridgend Town Centre and 3 miles west of Junction 35 (Pencoed Interchange) of the M4 Motorway. Cardiff lies approximately 23 miles to the east and Swansea 20 miles to the west.

Description

The property briefly comprises a modern end of terrace industrial/warehouse unit constructed around a steel portal frame with clear span and with 4.45m to eaves and 5.4m to apex.

The property features brick and blockwork to lower elevations and double insulated steel colour coated cladding to roof and upper elevations with the roof incorporating translucent light panels.

The property has the benefit of all mains services connected (gas capped off).

The property provides approximately 177sq.m (1,908sq.ft) Gross Internal Area of accommodation.

The property has the benefit of an electrically operated roller shutter door opening out onto a tarmacadam surfaced car park and forecourt providing for good loading/unloading and ample car parking.

Tenure

The property is immediately available To Let under terms of a new Full Repairing and Insuring lease for a term of years to be agreed.

Rental

£18,500 per annum exclusive.

Business Rates

The Valuation Office Agency website advises a rateable value of £8,100 so ingoing tenant should benefit from significant Small Business Rates Relief. For exact rates payable contact Rates Department at Bridgend County Borough Council.

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

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:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

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Please ask for

Dyfed Miles or Matthew Ashman



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