

# Watts & Morgan

TO LET



## £20,000 Per Annum

Right Hand Side, Workshop/Industrial Unit, Waterton Lane, Bridgend, CF31 3YY

- Immediately available To Let a semi detached Industrial/Workshop unit located within the Wick Van Hire Centre which occupies a highly prominent location fronting the A473 Dual Carriageway on the outskirts of Bridgend.
- Suitable for a variety of industrial, workshop, storage and business uses.
- Immediately available To Let under terms of a new lease on Full Repairing and Insuring terms at a rental of £20,000 per annum.

### Location

The property is situated in a convenient location just off Waterton Lane and fronting the A473 dual carriageway opposite the Bridgend Industrial Estate. The property is conveniently located lying just 2 miles or so east of Bridgend Town Centre and 2 miles or so west of Junction 35 (Pencoed Interchange) of the M4 Motorway.

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

### Description

The property is located on a privately owned Trade Park anchored by Wick Van Hire and Sales a long established motor vehicle business.

The property briefly comprises a semi-detached industrial/workshop unit constructed around a steel portal frame with single sheet cladding to roof and elevations. The property features a roller shutter door to the front elevation opening out onto a tarmac surfaced forecourt and car parking area.

The semi-detached unit provides approximately 180 sq.m (1940 sq.ft) Gross Internal Area of Accommodation.

### NB

Adjacent to the unit is an additional semi-detached industrial/workshop unit which could potentially be made available and provides a further 155 sq.m (1668 sq.ft) Gross Internal Area of accommodation.

### Tenure

The property is immediately available To Let under terms of a new FRI lease for a term of years to be agreed at an asking rental of £20,000 per annum exclusive.

### Business Rates

The Valuation Office website advises a rateable value of £11,500 so rates payable for 2026/27 are £5,291.48

### EPC

Pending

### VAT

No VAT payable on Rent.

### 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:

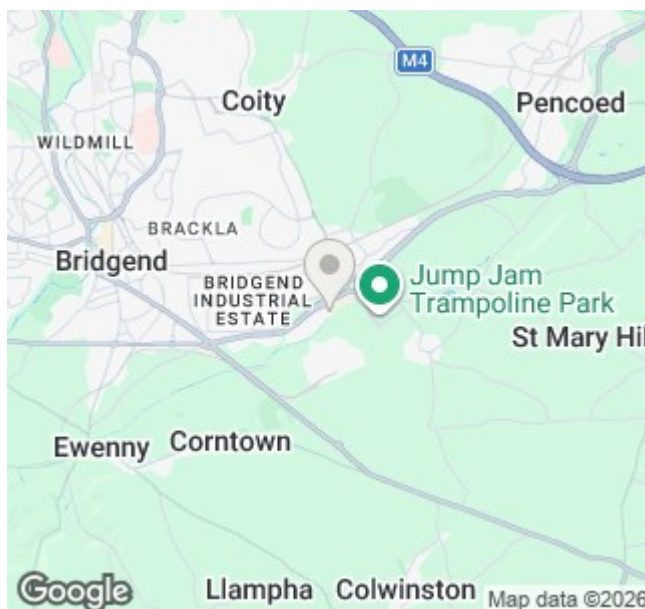
Messrs Watts & Morgan LLP

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Please ask for

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