

Watts & Morgan

TO LET



Asking Price £750,000

Industrial/Workshop Unit and Yard, Unit 6B1 Ewenny Industrial Estate Bridgend CF31 3EX

- Immediately available To Let a modern industrial/workshop unit providing approximately 169.8sq.m (1828sq.ft) Gross Internal Area of accommodation and having the significant benefit of being set within a secure yard
- Located on the Ewenny Industrial Estate a strategically located privately owned industrial estate lying just 1½ miles or so south of Bridgend Town Centre and 3 miles west of Junction 35 (Pencoed Interchange) of the M4 Motorway
- Immediately available To Let under terms of a new FRI Lease for a term of years to be agreed at a rental of £20,000 per annum exclusive

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 approximate 25 miles to the east and Swansea 20 miles to the west.

Description

The property briefly comprises of a recently refurbished industrial/workshop unit that is constructed around a steel portal frame with clear span and with new aluminium cladding to roof and upper elevations.

The property has the significant benefit of well presented open plan office space and the unit is set within a secure yard that is considered generous for the size of unit.

The property briefly provides the following accommodation:-

Industrial/Workshop Space – 118sq.m (1270sq.ft)
Office/Ancillary Space – 51.8sq.m (558sq.ft)

Total Accommodation - 169.8sq.m (1828 sq.ft) Gross Internal Area of accommodation.

The property has the benefit of an electrically operated roller shutter door opening onto a tarmac surfaced yard area which is securely fenced with double gate access.

The property has the benefit of mains 3-phase electricity, water and drainage through private estate drainage system.

Tenure

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

Business Rates

The Valuation Office Agency website advises a rateable value of £7,800 so ingoing tenant should benefit from significant Small Business Rates Relief. For exact rates payable contact Rates Department at Bridgend County Borough Council.

EPC

Energy Rating - Band D

Legal Costs

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

VAT

To be confirmed

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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