



£1,450,000

Hybrid/Business Unit, Parc Crescent, Waterton Industrial Estate, Bridgend, CF31 3BQ

- Immediately available "For Sale" a detached hybrid/business unit together with optional expansion land.
- Briefly comprises of a detached hybrid/business unit configured with industrial/workshop and office/ancillary space and providing in total approximately 1,517 sq.m (16,326 sq.ft) Gross Internal Area of accommodation.
- Optional parcel of adjoining freehold industrial development land extending to 0.89 of an acre or thereabouts.
- Immediately available "For Sale" freehold tenure and with full vacant possession.

Location

Currently known as a Orion House the property fronts Parc Crescent on the Waterton Industrial Estate, Bridgend.

The Waterton Industrial Estate is one of Bridgend County's premier industrial estates conveniently and strategically located 2 miles or so from Bridgend Town Centre and approximately 2 miles West of Junction 35 (Pencoed Interchange) of the M4 Motorway. Cardiff lies approximately 22 miles to the East and Swansea 20 miles to the West.

Occupiers in close proximity include Logica CMG, SAS International, Owens Groups and T D Williams Transport.

Description

The property briefly comprises a modern detached business unit that is currently configured so as to provide for a combination of industrial/workshop space together with generous office and ancillary space.

The property is constructed to a modern design and specification and comprises 2 no. industrial/workshop bays together with a 3-storey office/ancillary wing.

The property is constructed around a steel portal frame with steel profile cladding under a double insulated steel clad roof with translucent light panels.

Workshop 1 benefits from a full crane and gantry run with 3 no. cranes and with 6.8m to eaves and 8.1m to apex.

Workshop 2 benefits from a full crane and gantry run with 2 no. cranes with 5.56m to underside of steel frame.

The industrial/workshop units have the benefits of good quality fit-out including sodium lighting and Powrmatic gas fired commercial space heaters.

The 3-storey office and ancillary wing to the front elevation of the property has the benefit of powder coated aluminium feature curtain walling and windows and doors. The office and ancillary space provides for a combination of cellular offices, large open-plan general office space together with ample welfare and kitchen facilities.

The office space is DDA compliant having the benefit of a passenger lift.

The property has the significant benefit of being set within a secure yard with the yard largely laid to concrete and bounded by steel palisade fencing with double gate access.

The property has the benefit of all mains services connected including mains gas and 3-phase electricity.

Available "For Sale" and immediately adjoining the property is parcel of freehold expansion/development land extending to 0.89 of an acre or thereabouts.

Accommodation

Workshop 1 - 416 sq.m (4,476 sq.ft)
Workshop 2 - 411 sq.m (4,426 sq.ft)
Ground Floor Office/Ancillary - 99 sq.m (1,065 sq.ft)
First Floor Office/Ancillary - 99 sq.m (1,065 sq.ft)
Second Floor Office/Ancillary - 492 sq.m (5,294 sq.ft)
Total Accommodation - 1,517 sq.m (16,326 sq.ft)

Tenure

The property is immediately available "For Sale" freehold tenure and with full vacant possession

Sale Price

Building and expansion land - £1.45M
Building only - £1.2M
Expansion land only - £275,000

VAT

All figures quoted are exclusive of VAT if applicable.

EPC

Pending

Legal Costs

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

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 selling agent:

Messrs Watts & Morgan LLP
Tel: (01656) 644288
Email: commercial@wattsandmorgan.co.uk

Please ask for
Dyfed Miles or Matthew Ashman

Bridgend

T 01656 644 288

E bridgend@wattsandmorgan.co.uk

Cowbridge

T 01446 773 500

E cowbridge@wattsandmorgan.co.uk

Penarth

T 029 2071 2266

E penarth@wattsandmorgan.co.uk

Follow us on

