

Watts & Morgan

TO LET



£35,000 - £42,500 Per Annum

**Modern Industrial/Warehouse Unit, 27a Millers Avenue,
Brynmenyn Industrial Estate, Bridgend, CF32 9TD**

- Immediately available "To Let" a modern semi-detached industrial/ warehouse unit providing for a building footprint of 593sq.m (6380sq.ft) GIA together with optional mezzanine floor.
- Situated in a prominent and convenient location fronting Millers Avenue on the Brynmenyn Industrial Estate a purpose built estate lying approximately 4 miles north of Bridgend Town Centre and 2 miles north of Junction 36 (Sarn Park 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 from £35,000 to £42,500 per annum exclusive.

Location

The property fronts Millers Avenue on the Brynmenyn Industrial Estate, near Bridgend.

The Brynmenyn Industrial Estate is a purpose built industrial estate conveniently located approximately 4 miles north of Bridgend Town Centre and 2 miles north of Junction 36 (Sarn Park Interchange) of the M4 Motorway.

The estate is conveniently located to serve the M4 Motorway network with Cardiff lying approximately 22 miles to the east and Swansea 17 miles to the west.

Description

The property briefly comprises of a modern semi-detached industrial/warehouse unit constructed around a steel portal frame providing for clear span with 4.15m to eaves and 5.70m to apex.

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

The property features an internally constructed office/ancillary wing that provides for reception office, admin office and male and female WC's.

A substantial well built mezzanine floor provides additional manufacturing/storage accommodation, if required.

The property is set within a secure site with tarmac surfaced forecourt providing good loading/unloading and car parking.

The property has the benefit of all mains services connected including mains 3-phase 80kVA electricity supply and mains gas (connected but not metered).

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

From £35,000 per annum exclusive to £42,500 per annum exclusive depending on whether or not the mezzanine floor is to remain in situ.

Business Rates

The Valuation Office Agency website advises a Rateable Value of £35,750 so rates payable 2026/27 of

£17,946.50 ;NB the rates assessment attribute £6,000 RV to the mezzanine.

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.

EPC

Pending

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:

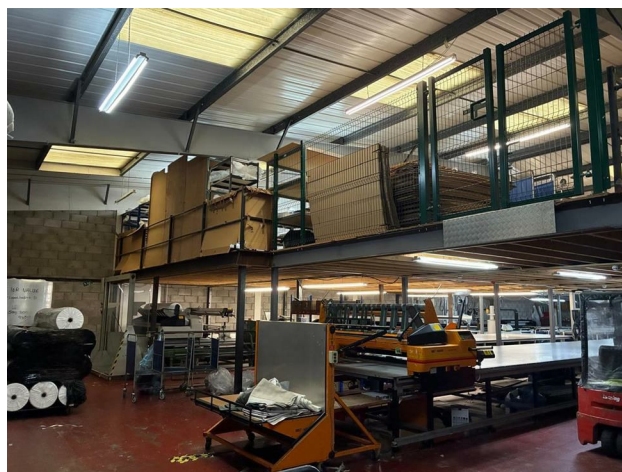
Messrs Watts & Morgan LLP

Tel: (01656) 644288

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

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