



£275,000

Industrial/Commercial Development Land, Parc Crescent Bridgend CF31 3BQ

- Available For Sale freehold tenure and with full vacant possession a parcel of industrial/commercial development land extending to approximately 0.9 of an acre or thereabouts.
- Located on the Waterton Industrial Estate conveniently located just 2 miles or so west of Junction 35 (Pencoed Interchange) of the M4 Motorway.
- Considered suitable for a variety of B1/B2/B8 Uses.
- For Sale at an asking price of £275,000

Location

The land 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 including Logica CMG, SAS International, Owens Group and TD Williams Transport.

Description

The property briefly comprises a level and rectangular shaped parcel of industrial/ commercial development land considered suitable for a variety of external storage uses and offering up obvious potential for B1/B2/B8 Development.

The property extends to approximately 0.9 of an acre or thereabouts.

The purchaser is to make their own enquiries as to the availability of mains services all of which though are believed to be in close proximity.

Tenure

The property is to be sold freehold tenure and with full vacant possession.

Asking Price

£275,000

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

Exempt

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

For further information and to arrange a site meeting

contact sole selling agent:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

Email: commercial@wattsandmorgan.co.uk

Please ask for

Dyfed Miles or Matthew Ashman



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