

# Watts & Morgan

TO LET



£225,000 Per Annum

Units 4&5, Horsefair Road, Waterton Estate, Bridgend CF31 3YN

- Immediately available To Let a modern industrial/warehouse unit providing in total approximately 3,800sq.m (40,895sq.ft) Gross Internal Area of accommodation
- Set within a secure concrete surfaced yard to front, side and rear elevations providing for excellent loading/unloading and secure car parking/storage
- Situated on the Waterton Industrial Bridgend's premier industrial estate located just 2 miles or so west of Junction 35 (Pencoed Interchange) of the M4 Motorway
- Immediately available To Let as a whole but consideration will be given to letting the property in part

### Location

The Waterton Industrial Estate is located just off the A473 Waterton Road approximately 2 miles south east of Bridgend Town Centre and approximately 2 miles west of Junction 35 (Pencoed Interchange) of the M4 Motorway.

Cardiff lies approximately 23 miles to the east and Swansea approximately 20 miles to the west.

### Description

The unit briefly comprises of a pair of modern industrial/warehouse units currently occupied as a single unit but capable of being occupied individually.

The units are constructed around a steel portal frame providing clear span with 6.12m to eaves and 8.3m to apex.

The property is constructed with double insulated steel colour coated cladding to roof and upper elevations with the roof incorporating translucent light panels.

The property features multiple roller shutter doors to each unit opening out onto a concrete surfaced yard.

The units incorporate internally constructed two storey office/ancillary blocks providing for office, welfare and ancillary accommodation.

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

### Accommodation

#### Unit 4

Warehouse/Industrial Space: 1,717sq.m (18,480sq.ft)

Ground Floor Office/Ancillary: 95sq.m (1,022sq.ft)

First Floor Office/Ancillary: 90.2sq.m (970sq.ft)

Total: 1,902.sq.m (20,472sq.ft) GIA

#### Unit 5

Warehouse/Industrial Space: 1,576sq.m (16,957sq.ft)

Ground Floor Office/Ancillary: 231sq.m (2,486sq.ft)

First Floor Office: 91sq.m (980sq.ft)

Total: 1,898sq.m (20,423sq.ft) GIA

Total Units 4 & 5 combined: 3,800sq.m (40,895sq.ft) GIA

### Tenure

The property is immediately available To Let as a whole under terms of a new FRI Lease for a term of years to be agreed at a rental of £225,000 per annum.

A letting of Units 4 or 5 individually would be considered at an asking rental of £120,000 per annum exclusive per unit.

### Service Charge

Tenant to enter into the estate cost only pro-rata service charge arrangements. Details on application.

### Business Rates

The Valuation Office Agency website advises a rateable value for the property as a whole of £101,000 so rates payable 2024/25 of £55,146 per annum.

### Legal Costs

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

### VAT

VAT is payable on rent.

### EPC

Energy Rating - Band B

### 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](mailto:commercial@wattsandmorgan.co.uk)

Please ask for

Dyfed Miles or Matthew Ashman



### Bridgend

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