

# Watts & Morgan

TO LET



## £8,000 Per Annum

Secure Lock-Up Site, Dunraven Business Park Bridgend  
CF31 3BG

- Secure Yard suitable for a variety of storage uses.
- Very well located on the privately owned Dunraven Business Park located on the edge of Bridgend Town Centre and lying just 3 miles from both Junctions 35 and 36 of the M4 Motorway
- Immediately available To Let under terms of a new lease for a term of years to be agreed at an asking rental of £8,000 per annum exclusive.

### Location

Dunraven Business Park is a privately owned Industrial Estate located just to the southeast of Bridgend Town Centre accessed off the B4181 Coychurch Road Carriageway immediately opposite the Asda Superstore.

This small privately owned Industrial Estate is home to a variety of industrial/workshop and trade counter operators.

The estate enjoys good access via Coychurch Road and Tremains Road to both Junctions 35 and 36 of the M4 Motorway both of which lie within approximately 3 miles.

Cardiff lies approximately 25 miles to the east and Swansea 20 miles to the west.

### Description

The property briefly comprises of a secure Lock-Up concrete surfaced yard considered suitable for a variety of storage uses.

### Tenure

The site is immediately available To Let under terms of a new lease for a term of years to be agreed.

### Rental

£8,000 per annum exclusive.

### Business Rates

To be confirmed.

### EPC

Not required.

### 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.

### 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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