

Watts & Morgan

TO LET



£22,500 Per Annum

The Yard South Road Bridgend CF31 3EB

- Immediately available To Let a Modern Industrial/Warehouse unit providing approximately 482sqm (5,189sq.ft) GIA together with an optional office wing providing approximately 83sqm (893sq.ft) GIA.
- Located on the Bridgend Industrial Estate strategically located just one mile from Bridgend town center and 3 miles from both junction 35 and 36 of M4 Motorway.
- Immediately available To Let under terms of a new FRI lease for a term of years to be agreed.

Location

The units are located on a small privately owned development of units located just off South Road on the Bridgend Industrial Estate, Bridgend.

The Bridgend Industrial Estate is the premier estate within Bridgend County Borough and home to both multi-nationals as well as local and regional businesses.

The estate is conveniently located lying just 1 mile or so east of Bridgend Town Centre and 2 miles west of Junction 35 (Pencoed Interchange) of the M4 Motorway. Cardiff lies approximately 20 miles to the east and Swansea 20 miles to the west.

Description

To Let a Modern Industrial/Warehouse unit providing approximately 482sqm (5,189sq.ft) GIA together with an optional office wing providing approximately 83sqm (893sq.ft) GIA. The estate is made up of a range of industrial/ workshop/business units built to varying standards of construction and specification although having the benefit of being set within a secure yard that provides for good loading/unloading and ample car parking.

The site is accessed via a shared private drive allowing for 24/7 access.

Accommodation

Unit 7

Detached industrial/warehouse unit – 482sq.m (5189sq.ft) GIA.

Unit 8

Single storey office/business wing – 83sq.m (893sq.ft) GIA.

Tenure

All units are to be made available To Let for a term of years to be agreed on either a full repairing and insuring or tenant internal repairing and insuring only basis. Details on application.

Flexible leases in the landlords standard form for the estate will be available with the units being made available either individually or as a combination of units.

Rental

Unit 7 - £22,500 P.A Exclusive

Unit 8 - £6,000 P.A Exclusive

Business Rates

To be assessed.

EPC

Energy Rating - Band D

Service Charge

Tenant to enter into Estate Service Charge arrangements. Details on application.

VAT

VAT is payable on rent and service charge.

Legal Costs

Each party is 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

Further details and appointments to view 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

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