



£23,500 Per Annum

**Modern Industrial/Warehouse/Business Unit, 47A
Millers Avenue, Brynmenyn Industrial Estate, Bridgend
CF32 9TDCF32 9TD**

- Immediately available To Let a modern semi-detached Industrial/ Business unit providing in total approximately 363sq.m (3908sq.ft) Gross Internal Area of Accommodation
- Currently configured to provide for Industrial/Workshop/Warehousing space together with Ground and First Floor Office/Ancillary/Showroom space
- Situated on the Brynmenyn Industrial Estate a strategically located Industrial Estate lying just 3 miles or so north of Bridgend Town Centre and 1½ miles or so north of Junction 36 (Sarn Park Interchange) of the M4 Motorway
- Immediately available To Let under terms of a new Full Repairing and Insuring Lease for a term of years to be agreed at an asking rental of £23,500 per annum exclusive

Location

The property is situated in a prominent location fronting Millers Avenue, the main vehicular thoroughfare running through the Brynmenyn Industrial Estate, Bridgend.

The Brynmenyn Industrial Estate is a strategically and conveniently located Industrial Estate lying just 3 miles or so north of Bridgend Town Centre and 1½ miles or so north of Junction 36 (Sarn Park Interchange) of the M4 Motorway.

Cardiff lies approximately 25 miles to the east and Swansea 17 miles to the west.

Description

The property briefly comprises a modern semi-detached Industrial/Warehouse/Business unit set within a secure yard.

The property is constructed around a steel portal frame with double insulated steel colour coated cladding to roof and elevations with the roof incorporating translucent light panels. The property has clear span with 5.3m to eaves and 7.3m to apex.

The property has the benefit of an internally constructed office/ancillary wing that provides for on ground floor open plan office space, male and female WC's and staff canteen and on first floor an open plan Office/Showroom area.

The property has the benefit of all mains services connected including mains water and drainage and 3-phase electricity.

The property briefly provides the following accommodation:-

Industrial/Workshop/Warehouse Space – 216.2sq.m (2326sq.ft) GIA.

Ground Floor Office/Ancillary – 75sq.m (807sq.ft) GIA

First Floor Office/Mezzanine – 72sq.m (775sq.ft)

Total Accommodation – 363.2 sq.m (3908sq.ft) GIA

Tenure

The property is immediately available To Let under terms of a new FRI Lease for a term of years to be agreed.

Rental

£23,500 per annum exclusive.

Business Rates

The Valuation Office Agency Website advises a rateable value of £15,000 so rates payable 2025/26 of £8,520 per annum.

EPC

Band C

VAT

All figures are quoted exclusive of VAT if applicable.

Legal Costs

Each party 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

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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