

Watts & Morgan

FOR SALE



Offers Over £250,000

Freehold Workshop/Industrial Unit, 14 Ogmore Crescent,
Bridgend Industrial Estate, Bridgend, CF31 3TE

- Immediately available For Sale an end of terrace industrial/workshop unit briefly providing approximately 331.9sq.m (3571sq.ft) Gross Internal Area of Accommodation.
- Situated on the Bridgend Industrial Estate the premier industrial estate within Bridgend County Borough.
- Immediately available For Sale freehold tenure and with full vacant possession inviting offers in excess of £250,000

Location

The property is located at Ogmore Crescent a privately owned estate of industrial/workshop units located off Kent Road on the Bridgend Industrial Estate, Bridgend.

The Bridgend Industrial Estate is a strategically located industrial estate lying just 1 mile or so east of Bridgend town centre and 2½ 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.

Description

The property briefly comprises an end of terrace industrial/workshop unit that is constructed around a steel truss frame with brick and blockwork to elevations with the main unit constructed under a single skin asbestos clad pitched roof and the two storey office/ancillary wing under a felt laid flat roof.

The property has the benefit of a sliding shutter door to the front elevation opening out onto a small enclosed concrete surfaced yard.

The property briefly provides the following accommodation.

Main Industrial/Workshop Unit Footprint – 229sq.m (2464sq.ft)

Ground Floor Ancillary – 28.8sq.m (310sq.ft)

First Floor Office/Ancillary – 55.4sq.m (596sq.ft)

Under Croft Garage – 18.7sq.m (201sq.ft)

Total Accommodation – 331.9sq.m (3571sq.ft) Gross Internal Area of Accommodation.

Immediately to the front of the unit and yard is a tarmac surfaced car parking area and to the side of the property amenity land that offers up potential for additional car parking or external storage space.

Tenure

The property is to be sold Freehold Tenure and with full vacant possession.

Sale Price

Offers in excess of £250,000 are invited.

Business Rates

The Valuation Office Agency Website advises a rateable value of £12,250 so rates payable 2025/26 of approximately £6,958 per annum.

VAT

All figures quoted are exclusive of VAT if applicable.

EPC

Pending

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 selling agents:

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