

# Watts & Morgan

TO LET



£8,500 Per Annum

## Unit 1, Eastlake Close, Bridgend, CF31 2AL

- Immediately available "To Let" a workshop/warehouse unit that is suitable for a variety of clean manufacturing/workshop storage or business uses.
- Immediately available "To Let" either under terms of a new FRI Lease for a term of years to be agreed at an asking rental of £8,500 per annum exclusive or under terms of an 'Easy in-Easy out' agreement.
- Situated in a convenient location on the Brackla Industrial Estate, a purpose built estate lying just 2 miles or so north of Bridgend Town Centre and 1 mile south of Junction 36 (Sarn Park Interchange) of the M4 Motorway.

### Location

Immediately available "To Let" an industrial unit on Eastlake Close Brackla Industrial Estate, Near Bridgend.

The Brackla Industrial Estate is located just 2 miles or so north of Bridgend Town centre and 1 mile south of Junction 36 (Sarn Park Interchange) of the M4 Motorway. The estate is therefore conveniently located to serve both Cardiff lying approximately 20 miles to the east and Swansea approximately 18 miles to the west.

### Description

Immediately available "To Let" an end of terrace industrial/warehouse unit suitable for a variety of workshop, storage and business uses.

The unit is constructed around a steel portal frame which provides for clear span with 3m to eaves and 5m to apex. The Unit has the benefit of an up and over roller door to the front elevation opening out onto a concrete surfaced forecourt/car parking area with the unit having the benefit of 4 no. allocated parking spaces.

Internally the unit currently includes a brick built office and WC.

This unit has a 3 phase electricity supply, mains water and drainage.

### Accommodation

Provides approximately 118 sq.m (1,270 sq.ft) GIA

### Tenure

The unit is immediately available "To Let" either under terms of a new FRI Lease for a term of years to be agreed or under terms of a flexible tenancy at will agreement. Details on application.

### Rental

£8,500 per annum exclusive.

### Business Rates

To be confirmed

### EPC

Pending

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

Please ask for

Dyfed Miles or Matthew Ashman



### Bridgend

T 01656 644 288

E [bridgend@wattsandmorgan.co.uk](mailto:bridgend@wattsandmorgan.co.uk)

### Cowbridge

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T 029 2071 2266

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