



£18,000 Per Annum

Workshop/Garage Premises & Yard, Trewsfield Industrial Estate, Tondu Road, Bridgend, CF31 4LH

- Immediately available "To Let" a vehicular garage/workshop premises and yard briefly comprising of 2 no. workshops and general office all set within a secure yard laid in part to tarmac and in part hardcore.
- Conveniently located on the Trewsfield Industrial Estate off Tondu Road with other occupiers in close proximity including Sunrise Rental, Toyota and Booker Cash & Carry.
- Immediately available "To Let" under terms of a new Lease for a term of years to be agreed at a rental of £18,000 per annum exclusive.

Location

The property is situated in a convenient location on the Trewsfield Industrial Estate which is located just off Tondy Road approximately ½ a mile or so North of Bridgend Town Centre. The property is conveniently located with Junction 36 (Sarn Park Interchange) of the M4 Motorway lying approximately 3 miles to the North, Cardiff lying approximately 25 miles to the East and Swansea 20 miles to the West.

Description

The property briefly comprises of a garage/workshop premises that comprises of 2 no. workshops and a general admin office set within a secure yard with double gate access.

The property is ideally suited for a variety of garage/motor vehicle workshop uses having the significant benefit of a commercial spray booth and paint mixing room.

The property briefly provides the following accommodation:-

Workshop 1

Main workshop of prefabricated construction under a single skin steel clad roof incorporating translucent light panels and having the benefit of electrically operated roller shutter door to the front elevation and spray booth.

This unit provides approximately 180 sq.m (1,937 sq.ft) Gross Internal Area of Accommodation.

Admin Office

Adjoining the main workshop is an admin office that briefly comprises of general office and separate staff canteen providing approximately 30 sq.m (323 sq.ft) GIA.

Workshop 2

A prefabricated garage/workshop providing a further 79.5 sq.m (855 sq.ft) GIA.

Total accommodation - 289.5 sq.m (3115 sq.ft).

The property has the benefit of 3-phase electricity, mains water and drainage. No gas connected.

The property is set within a secure yard with double

gate access extending to approximately 0.26 of an acre or thereabouts.

Tenure

The property is immediately available to let under terms of a new Lease for a term of years to be agreed on a Full Repairing and Insuring basis.

Rental

Asking rental £18,000 per annum exclusive.

Business Rates

The Valuation Office Agency website advises a rateable value of £13,000 effective from 1st April 2026.

EPC

Pending

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

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Please ask for

Dyfed Miles or Matthew Ashman



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