



## £9,750 Per Annum

Unit One, Block One, Newlands Avenue, Brackla  
Industrial Estate, Bridgend, CF31 2AL

- A modern industrial/warehouse unit providing approximately 153 sq m (1,646 sq ft) Gross Internal Area.
- Available "To Let" under terms of a new lease on flexible terms at a rental of £9,750 per annum exclusive.
- Established Industrial Estate 1 mile north of Bridgend Town Centre and 1 mile South of Junction 36 of the M4 Motorway.

### Location

Newlands Avenue is located just off Main Avenue the main vehicular thoroughfare running through the Brackla and Litchard Industrial Estate.

The Estate is strategically located lying just one mile or so north of Bridgend Town centre via the Bridgend Northern Distributor Bypass Road and less than 1 mile from Junction 36 (Sarn Park 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 of a mid terraced industrial/workshop until constructed around a concrete portal frame providing clear span and approximately 153 sqm (1,646 sq ft) Gross Internal Area of accommodation.

The property has the benefit of a 5.85m roller shutter door opening out onto a communal tarmacadam surfaced forecourt.

The property has the benefit of an internally constructed office and ancillary/WC block.

### Tenure

The premises are immediately available "To Let" under terms of a new lease on a normal FRI basis for a term of years to be agreed.

### Rental

£9,750 P.A Exclusive

### Business Rates

The Valuation Office Agency Website advises a ratable value of £8,300 (April 2023 list) so ingoing tenants will benefit from significant Small Business Rates relief.

### EPC

Pending

### VAT

All figures quoted are 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



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