Watts & Morgan

FOR SALE/TO LET




# Asking Price £1,495,000

## Refurbished Industrial/Warehouse Unit, Unit 6B Ewenny Industrial Estate, Bridgend, CF31 3EX

• Newly refurbished industrial/warehouse unit providing approximately 1395sq.m (15,014sq.ft) GIA and having the significant benefit of being set within a secure yard.

• Located on the Ewenny Industrial Estate a strategically located privately owned estate lying just 1½ miles south of Bridgend Town Centre and 3 miles west of Junction 35 (Pencoed Interchange) of the M4 Motorway.

• Immediately available For Sale Virtual Freehold at an asking price of £1,495,000 and also To Let under terms or a new Full Repairing and Insuring Lease for a term of years to be agreed at an asking rental of £105,000 p.a

## Location
Ewenny Industrial Estate is conveniently located lying just off the A473 dual carriageway 1½ miles or so south of Bridgend Town Centre and approximately 3 miles west of Junction 35 (Pencoed Interchange) of the M4 Motorway.

Cardiff lies approximately 20 miles to the east and Swansea 20 miles to the west.

## Description
The property is located on the Ewenny Industrial Estate a privately owned multi-unit industrial estate newly acquired by PMG with individual units all being refurbished and offered up For Sale/To Let.
Unit 6B comprises a modern industrial/ workshop unit undergoing a comprehensive refurbishment which will include new roof covering, roller shutter door, windows and doors. The unit provides approximately 1395sq.m (15,014sq.ft) Gross Internal Area.

The unit is set within a yard extending to approximately 1.15 acres.

## The Estate
The Ewenny Industrial Estate on completion of renovation and refurbishment will comprise the following accommodation:-

Unit 1 - 3760sq.ft GIA - Sold
Unit 2 - 3760sq.ft GIA - Sold
Unit 3 - 3725sq.ft GIA - Sold
Unit 4A – 1840sq.ft GIA - Sold
Unit 4B – 1830sq.ft GIA - Sold
Unit 5A – 14060sq.ft GIA - Sold
Unit 5B1 – 4942sq.ft GIA - Sold
Unit 5B2 – 4988sq.ft GIA - Sold
Unit 6A – 9956sq.ft GIA -Sale Agreed
Unit 6B – 15014sq.ft GIA- Available

## Planning
The estate is allocated as an employment site allowing for B1, B2 and B8 Uses.

## Grant Assistance
The property is located in a Grant Assisted area.

## Tenure
Available For Sale on a new 999 year Virtual Freehold interest. Details on application.

## Sale Price
£1.495m

## Rental
The property is also available To Let under terms of a new FRI lease for a term of years to be agreed at an asking rental of £105,000 p.a exclusive.

## Rateable Value
To be assessed on completion of refurbishment.

## Estate Service Charge
Each owner/occupier on the estate will contribute and be responsible for a contribution to the maintenance and upkeep of the common areas of the estate including the shared access road. Details on application.

## EPC
Energy Rating - Band C

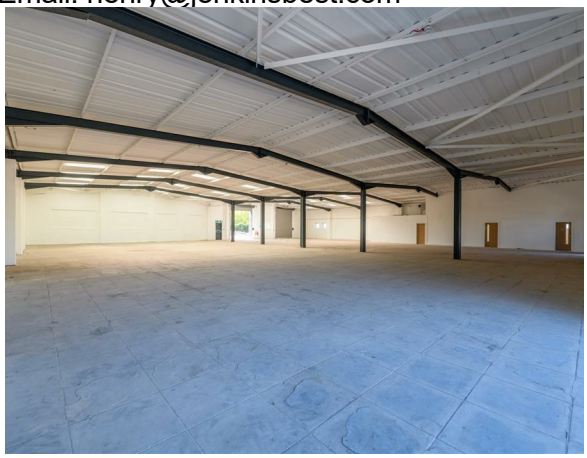
## Legal Costs
Each party to be responsible for their own legal and professional costs incurred in the transaction.

## 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
Joint selling agents:

Messrs Watts & Morgan LLP
Tel: (01656) 644288/07990 881081
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