Watts & Morgan

TO LET



£60,000 Per Annum

Industrial/Warehouse Unit and Yard, Unit 7 Horsefair Road, Waterton Industrial Estate, Bridgend, CF31 3YN

• Modern Industrial/Warehouse unit providing approximately 976sq.m (10,500 sq.ft) GIA of accommodation and having the significant benefit of being set within a secure yard.

• Situated on the prestigious Waterton Industrial Estate conveniently located approximately 2½ miles west of Junction 35 of the M4 Motorway.

• Immediately available To Let under terms of a new Full Repairing and Insuring lease at a rental of £60,000 per annum.

Location
The Waterton Industrial Estate is situated just off the A473 Waterton Road approximately 1½ miles south east of Bridgend Town Centre and approximately 2½ miles from Junction 35 (Pencoed Interchange) of the M4 Motorway. Cardiff lies approximately 22 miles to the east and Swansea approximately 23 miles to the west.

Description
The property briefly comprises a modern end of terrace industrial/warehouse unit that has the significant benefit of being set within a secure yard.

The unit is constructed around a steel portal frame with brick faced lower elevations and double insulated steel colour coated cladding to roof and upper elevations.

The unit has the benefit of an internally constructed two storey office/ancillary block providing for separate works and office entrances and wc's, reception lobby and essentially open plan first floor office space.

Works of refurbishment are currently under-way.

Accomodation
The unit which provides clear span with 6m to eaves and 8.3m to apex provides the following accommodation:-

Production/warehouse area: 840sq.m (9,040sq.ft)
Ground floor office/ancillary: 68sq.m (730sq.ft)
First floor office/ancillary: 68sq.m (730sq.ft)

Total Accommodation: 976sq.m (10,500sq.ft) GIA

Tenure
The unit is available "To Let" under terms of a new Full Repairing and Insuring lease for a term of years to be agreed.

Rental
£60,000 per annum exclusive.

Business Rates
The Valuation Office Agency website advises a rateable value of £37,750 so rates payable 2025/26 of approximately £20,306

EPC
Band C

VAT
VAT is payable on rent

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:

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