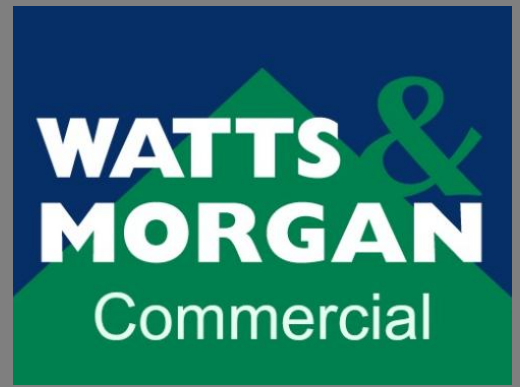


TO LET

**Secure Compound
Trewsfield Industrial Estate
Tondur Road
Bridgend
CF31 4LH**



- Secure compound/storage yard suitable for a variety of storage, sales or display uses subject to the obtaining of any necessary change of use planning consent.
- Situated in a prominent and convenient location on the Trewsfield Industrial Estate a well located Business Park located on the outskirts of Bridgend Town Centre with other occupiers including Booker Cash and Carry and Hyundai and Toyota Main Car Dealerships.
- Immediately available To Let under terms of a new lease for a term of years to be agreed at a rental of £17,500 per annum exclusive.

**Secure Compound
Trewsfield Industrial Estate
Tondy Road
Bridgend
CF31 4LH**

LOCATION

The site is located on the Trewsfield Industrial Estate a conveniently located Business Park located just off the A4063 dual carriageway lying just ½ mile or so north of Bridgend town centre.

The estate is therefore conveniently located to Bridgend town and to the M4 Motorway network with Junction 36 (Sarn Park Interchange) lying approximately 3½ miles to the north.

DESCRIPTION

The property briefly comprises of a rectangular shaped storage yard/compound that extends to approximately 1850 sq.m or 0.46 of an acre or thereabouts.

The site is largely laid to hardcore and in part concrete, is bounded by steel palisade fencing in part with double gate access and a shared inner access road.

The site has the benefit of mains water and electricity connected.

The site is considered to be suitable for a variety of storage purposes, display or sales/leasing uses subject to the obtaining of any change of use planning consent.

TENURE

The property is immediately available To Let under terms of a new lease for a term of years to be agreed.

RENTAL

Asking rental of £17,500 per annum exclusive

BUSINESS RATES

To be confirmed.

EPC

Not Applicable.

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.

VIEWING

Strictly by appointment only through sole letting agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

Email: commercial@wattsandmorgan.co.uk

Please ask for Dyfed Miles or Sara Magness

www.wattsandmorgan.wales

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