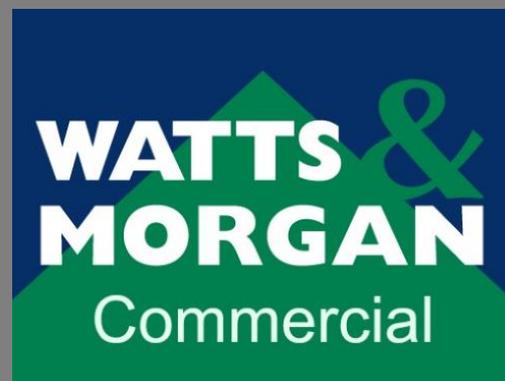


TO LET

**Modern Detached Unit
North Road
Bridgend Industrial Estate
Bridgend
CF31 3TP**



- **Modern detached industrial/warehouse unit providing in total approximately 275 sq m (2,963 sq ft) gross internal area of accommodation.**
- **Situated in a prominent location fronting North Road on the Bridgend Industrial Estate, Bridgend County's premier industrial location.**
- **Immediately available "To Let" at an asking rental of £20,000 per annum.**

**Modern Detached Unit
North Road
Bridgend Industrial Estate
Bridgend
CF31 3TP**

LOCATION

The property is situated in a prominent location immediately fronting North Road on the Bridgend Industrial Estate, Bridgend.

Bridgend Industrial Estate is considered to be Bridgend's premier industrial location and home to local, national and international businesses.

The Bridgend Industrial Estate is strategically located lying just 1½ miles or so south east of Bridgend Town Centre and 2½ miles or so west of Junction 35 (Pencoed Interchange) of the M4 Motorway. The estate is therefore conveniently located to serve Cardiff lying approximately 20 miles to the east and Swansea 17 miles to the west.

DESCRIPTION

The property briefly comprises a detached industrial/warehouse unit that has the significant benefit of being set within a site that has yard space to both front and rear elevations.

The unit is constructed around a steel portal frame and provides for clear span with 4.5m to eaves and 6.1m to apex. The unit is constructed with steel profile cladding to roof and upper elevations with the roof incorporating translucent light panels and facing brickwork to lower front and side elevations.

The property features an internally constructed ground floor office/ancillary wing with additional mezzanine office/storage space over.

The property has the benefit of a roller shutter door to the front elevation opening out onto a tarmac surfaced car park providing for good loading/unloading. To the rear of the property is a small secure yard laid to concrete with double gate access.

The property has the benefit of mains water, drainage, gas and 3 phase electricity connected.

ACCOMMODATION

Industrial/Warehouse space - 212.6 sq m (2,288 sq ft)

Ground floor office/ancillary - 31.19 sq m (336 sq ft)

Mezzanine office/storage space - 31.6 sq m (340 sq ft)

Total accommodation - 275 sq m (2964 sq ft) gross internal area.

TENURE

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

RENTAL

Asking rental of £20,000 per annum exclusive.

BUSINESS RATES

To Be Confirmed.

EPC

This property has an energy performance rating of 111 therefore falls within a band E.

VAT

All figures quoted are exclusive of V.A.T. 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 selling agents:

Messrs Watts & Morgan.

Tel: (01656) 644288

Email: commercial@wattsandmorgan.wales

Please ask for Dyfed Miles or Matthew Ashman

www.wattsandmorgan.wales

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