



FOR SALE

**WORKSHOP/INDUSTRIAL UNIT
1 ST THEODORE'S WAY
BRYNMENYN INDUSTRIAL ESTATE
BRIDGEND
CF32 9TZ**



- Available "For Sale" a modern detached industrial/workshop unit providing approximately 1,997 sq ft GIA set within a secure yard extending to 0.26 of an acre.
- Situated in a high prominent location on the corner of Millers Avenue and St Theodore's Way on the Brynmenyn Industrial Estate, Near Bridgend
- Immediately available "For Sale" long leasehold tenure being held under terms of a 125 year lease at a peppercorn rental at an asking price of £159,950.



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**1 ST THEODORES WAY
BRYNMENYN INDUSTRIAL ESTATE
CF32 9TZ**

LOCATION

The property is prominently positioned on the Brynmenyn Industrial Estate on the corner of Millers Avenue and St Theodore's Way.

The Brynmenyn Industrial Estate is a purpose built estate laid out in the mid 1980's by Bridgend County Borough Council. The estate is strategically located lying just 2 miles or so north of Junction 36 (Sarn Park Interchange) of the M4 Motorway. Cardiff lies approximately 22 miles to the east and Swansea approximately 20 miles to the west.

DESCRIPTION

The property briefly comprises of a detached workshop/industrial unit that has been purpose built as a vehicular repair garage and premises but is ideally suited for a variety of industrial, workshop or storage uses.

The property is constructed around a steel portal frame providing clear span with 4.45 m to eaves and 6.0 m to apex. The property is constructed with double insulated steel colour coated cladding to roof and upper elevations with the roof incorporating translucent light panels. The property has the benefit of 2 no. roller shutter doors to the front elevation and 1 no. roller shutter door to the side elevation.

The property has the benefit of a vehicle inspection pit and a range of MOT testing equipment and workshop fixtures and fittings can remain by separate negotiation.

The property has the benefit of all mains services connected, 3 Phase electricity supply and a "thermobile" waste oil fired commercial space heater.

The property is set within a secure yard extending to 0.26 acres or thereabouts. The yard is security fenced and laid in part to hardcore and part concrete and has the benefit of a vehicle wash down area.

ACCOMMODATION

The property provides approximately 186 sq m (1,997 sq ft) gross internal area of accommodation.

TENURE

The property to be sold is leasehold tenure being held under terms of a 125 year lease from 21st June 1989 at a peppercorn rental from freeholders Bridgend County Borough Council.

ASKING PRICE

£159,950.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT if applicable.

VIEWING

Strictly by appointment only through sole selling agents:

Messrs Watts & Morgan.

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**Please ask for Dyfed Miles or
Kate Harris**

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