

TO LET

Design & Build Opportunity

Hybrid Business/Trade

Counter/Showroom Unit

Dunraven Business Park, Bridgend

CF31 3AP



PROPOSED FRONT ELEVATION

(scale 1 to 100 at A1)

FACING NORTH EAST



- Available on a Design and Build basis a proposed business/ showroom unit that can be tailor made to match with a client's requirement
- Capable of providing accommodation from 4,100 sq ft to 6,600 sq ft
- Located on the Dunraven Business Park a largely privately owned industrial estate conveniently located on the outskirts of Bridgend town centre.

**Hybrid Business/Trade Counter/Showroom Unit
Dunraven Business Park
Bridgend
CF31 3AP**

LOCATION

The Dunraven Business Park is conveniently located off Coychurch Road on the south eastern outskirts of Bridgend town centre.

The estate is home to a variety of differing businesses and commercial occupiers including car sales showroom, joinery and a number of showroom/quasi retail occupiers.

Bridgend town centre is just a 2 minute or so drive away and both junctions 35 and 36 of the M4 Motorway are within a 10 minute drive.

DESCRIPTION

Available on a Design and Build basis is a detached business unit that can be purpose built so as to be suitable for a variety of potential occupiers for uses such as office use, showroom/trade counter use, R&D, medical use subject to the obtaining of any necessary planning consents.

Indicative plans and elevations are available for inspection but it is envisaged that a purpose built unit can be created that will provide flexible space from 380 sq m (4,100 sq ft) to 615 sq m (6,600 sq ft) over one or two floors, as required.

TENURE

The property will be made available "To Let" on a Design and Build basis with an incoming tenant being required to enter into a new full repairing and insuring lease for a term of years to be agreed.

RENTAL

From £6.00 per sq ft dependant on size, specification, standard of fit-out, etc.

BUSINESS RATES

To be assessed.

EPC

Provide upon completion of construction.

VAT

VAT will be payable on rent.

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.wales

Please ask for Dyfed Miles or Kate Harris

www.wattsandmorgan.wales

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