

TO LET/MAY SELL

**Modern Industrial/Warehouse Unit
37 Aneurin Bevan Avenue
Brynmenyn Industrial Estate
Bridgend
CF32 9SZ**



- **Modern Industrial/Warehouse Unit providing approximately 1133 sqm (12,190 sq.ft) GIA together with mezzanine floor providing a further 172 sqm (1850 sq.ft) GIA.**
- **Strategically located on the Brynmenyn Industrial Estate situated 2 miles or so north of Junction 36 of the M4 Motorway so conveniently located to serve Cardiff lying approximately 20 miles to the east and Swansea 20 miles to the west.**
- **Immediately available To Let under terms of a new FRI lease at a rental of £49,950 P.A exclusive and For Sale long leasehold- Details on application.**

Modern Industrial/Warehouse Unit
37 Aneurin Bevan Avenue
Brynmenyn Industrial Estate
Bridgend
CF32 9SZ

LOCATION

The property fronts Aneurin Bevan Avenue on the purpose built Brynmenyn Industrial Estate which was 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 so is well located then to serve the South Wales M4 Corridor.

DESCRIPTION

The property briefly comprises a modern detached workshop/warehouse unit that has been constructed to a modern design and specification around a steel portal frame with predominantly 5.3m to eaves and 6.5m to apex.

The property is constructed with brick and blockwork to lower elevations and double insulated steel colour coated cladding to roof and upper elevations with the roof incorporating translucent light panels.

The property is currently configured as a two bay warehouse/workshop unit with internally constructed office/ancillary space.

The property is considered to be well configured having the benefit of roller shutter door access to both front and rear elevations opening out onto tarmac surfaced front and rear yard space which provides for good staff/customer car parking and loading/ unloading.

The property has the benefit of all mains services connected including 3-phase electricity.

ACCOMMODATION

Front bay:

Warehouse/production – 415.59 sqm (4472 sq.ft)

Office/Ancillary: 83.69 sqm (900 sq.ft)

Rear Bay:

Warehouse/production – 499.68 sqm (5376 sq.ft)

Rear Extension: 134.18 sqm (1442 sq.ft)

TOTAL ACCOMMODATION: 1133.1 sqm (12190 sq.ft) GIA

In addition to the above, the property has the benefit of mezzanine storage space providing a further 172 sqm (1850 sq.ft) GIA.

TENURE

The property is immediately available To Let as a whole under terms of a new FRI Lease for a term of years to be agreed at a rental of £49,950 per annum exclusive.

A sale of the property would be considered at a sale price of £650,000 with the property being held long leasehold under terms of a 125 year lease from 1st of April 2003 (from freeholders Bridgend County Borough Council) at a peppercorn rental.

A Sale or Let of the property in part would be considered as follows:-

Front Bay: £325,000

Rear Bay: £365,000

Details on application.

BUSINESS RATES

The Valuation Office Agency website advises a rateable value of £36,500 for the property as a whole.

EPC

To be assessed.

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 marketing agents:

Messrs Watts & Morgan LLP

Tel: (01656) 644288

Email: commercial@wattsandmorgan.co.uk

Please ask for Dyfed Miles or Sara Magness

www.wattsandmorgan.wales

Watts & Morgan is a trading name of Watts & Morgan LLP. Registered in Wales Partnership No. 0C306058
Registered Office 1 Nolton Street, Bridgend, CF31 1BX

Watts & Morgan LLP for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract; (ii) no person in the employment of Messrs. Watts & Morgan has any authority to make or give any representation or warranty whatsoever in relation to this property.