

TO LET

**Modern Starter Units
Dunraven Business Park
Coychurch Road
Bridgend
CF31 3AP**



- Immediately available To Let a development of starter units available individually or as a combination of units available from just 466sq.ft.
- Conveniently located on the Dunraven Business Park a privately owned industrial estate located just ½ a mile or so south east of Bridgend Town Centre and with both Junctions 35 and 36 of the M4 Motorway lying within approximately 3 miles.
- The units are immediately available To Let on flexible “easy in/easy out” terms at rentals from £3,900 per annum exclusive.

**Modern Starter Units
Dunraven Business Park
Coychurch Road
Bridgend
CF31 3AP**

LOCATION

The Dunraven Business Park is a privately owned industrial estate conveniently located just ½ mile or so from Bridgend Town Centre, located just off Coychurch Road opposite the Asda Superstore.

The estate is conveniently located to serve Bridgend County but it also enjoys easy access to the M4 Motorway network with Junctions 35 & 36 both lying within 3 miles or so.

Cardiff lies approximately 23 miles to the east and Swansea 20 miles to the west.

DESCRIPTION

The property briefly comprises a development of "starter" units that are available individually or as a combination of units.

Units 1 to 4 are constructed within a modern steel portal frame building with double insulated steel colour coated cladding and a pitched roof with translucent light panels.

Each unit has the benefit of WC, mini kitchen and first floor mezzanine office. Each unit has the benefit of a roller shutter door to the front elevation opening out onto a communal yard which provides for good loading/unloading and car parking.

Units 5 to 7 are located within a building built to a traditional standard of construction with rendered blockwork elevations under a timber truss pitched roof.

Each unit has the benefit of mains 3-phase electricity, mains water and drainage.

ACCOMMODATION

See Schedule of Accommodation attached.

TENURE

The units are immediately available "To Let" on flexible "easy in/easy out" terms

RENTAL

Units are available from just £3,900 per annum exclusive. See Schedule of Accommodation attached.

BUSINESS RATES

To be assessed but it is envisaged that individual units will have rateable values of less than £6,000 so ingoing tenant should benefit from 100% Small Business Rates Relief.

EPC

To be assessed.

SERVICE CHARGE

Tenants are to enter into property and service charge arrangements. Details on application.

VAT

All figures quoted are exclusive of VAT if applicable.

LEGAL COSTS

Tenant to make a contribution of £200 plus VAT for the preparation of the landlords standard form letting agreement for the estate.

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**

UNIT NO.	SIZE	RENTAL	SERVICE CHARGE	AVAILABILITY
1	864sq.ft	£6750 p.a	£750 p.a	To Let
2	857sq.ft	£6750 p.a	£750 p.a	To Let
3	860sq.ft	£6750 p.a	£750 p.a	To Let
4	792sq.ft	£6750 p.a	£750 p.a	To Let
5	470sq.ft	£3900 p.a	£400 p.a	Let
6	423sq.ft	£3900 p.a	£400 p.a	Let
7	466sq.ft	£3900 p.a	£400 p.a	To Let

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.