

TO LET

Bridgend Gateway Industrial Park, Waterton Road, Bridgend, CF31 3YR

Detached Workshop + Offices & Secure Yard

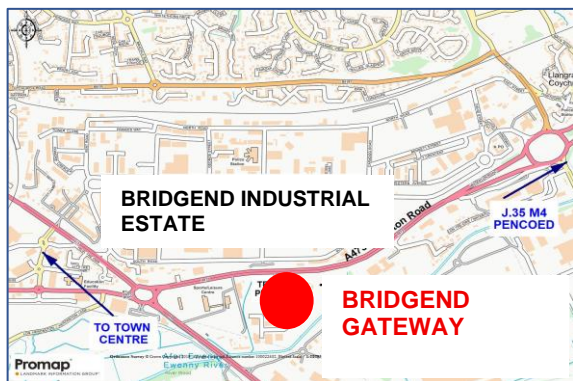


- **Detached Workshop Of 7,531 Sq.Ft. Inc. Ancillary Accommodation**
 - **Plus Separate Detached Office**
- **Within Fenced Site Of c. 0.63 ac. (0.26 ha.)**
- **Excellent Access to A473 & J.35 M4**

Location (CF31 3YR)

Bridgend is one of the premier business locations in South Wales, situated midway between Cardiff and Swansea.

The property is prominently situated fronting the A473 Waterton Road dual-carriageway and is located just to the south east of Bridgend town centre. Junction 35 of the M4 is approximately 2 miles to the east at Pencoed.



Other occupiers in the immediate vicinity include Travis Perkins (adjacent), Blok 'n' Mesh, Kabin Hire, and Blue Self Storage.

Description

This detached property *building comprises an 'L' shaped workshop plus a separate detached office block on a secure self-contained site of 0.63 ac.

This property has most recently been used as a transport / haulage yard and has undergone refurbishment. The property benefits from:

- Concrete framed clear-span workshop;
- New electric roller shutter vehicle access door – 4.5m.x 4.0m (h);
- Tarmac surfaced yard;
- Detached office at entrance to estate;

Accommodation (Gross Internal Area)

Building 1 – Office		
Building 2 – Stores	700 Sq.M.	7,531 Sq.Ft.
ON YARD OF	0.26 ha.	0.63 ac.

Mains Services

The property is to benefit from the provision of mains services, including 3x phase electricity, water, and drainage.

Applicants are advised to make their own investigations.

Business Rates

The whole site has a Ratable Value of £17,250 (2023 assessment). Individual properties within the estate may need to be re-assessed.

SUBJECT TO CONTRACT

OCTOBER 2024

Potential Types Of User

The property is suitable for a variety of uses, and suggestions include:

- Vehicle Sales & Storage;
- Transport/haulage uses;
- Storage of building materials;

Interested parties are advised to seek specific planning advice, and to discuss their requirements with the agents.



Tenure

The property is available by way of a new sub-lease for a term to be agreed.

Quoting Rent

On application.

Energy Performance Certificate (EPC)

To be re-assessed

VAT

All figures quoted are exclusive of VAT.

Business Support

For further information please contact:

Welsh Assembly Government (Flexible Support for Business) on **03000 60 3000**
 Bridgend County Borough Council on **01656 815 315** or business@bridgend.gov.uk

Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

Viewing

For further information or to arrange an inspection please contact the sole agents:



Michael Bruce
07920 144 603

michael@dipsurveyors.co.uk

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