Industrial

CHARTERED SURVEYORS

01656 658445 dlpsurveyors.co.uk 029 2056 2952

TO LET

Unit A47a, Plot D17 Western Avenue, Bridgend Industrial Estate, BRIDGEND, CF31 3R

Storage/Light Industrial Unit With Offices



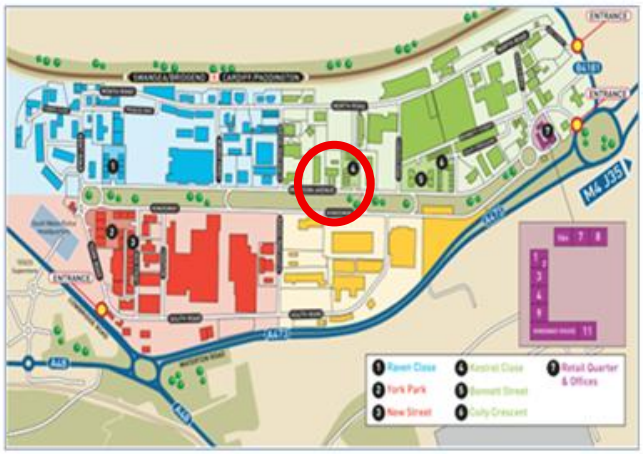
- **Semi-Detached Unit Of 12,660 sq.ft. (1,176 sq.m.)**
- **Includes Secure Loading Yard & Car Parking**
- **Prominently Positioned & Good Access To M4**

Location (CF31 3RT)

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

The unit is on the Bridgend Industrial Estate, the largest and most popular commercial estate within the county and one which benefits from direct access onto the A473 dual carriageway, with J.35 to the M4 approximately 2 miles to the east.

The subject property is prominently situated with frontage onto Western Avenue, one of the main arterial routes on the estate.



Description

This comprises a prominently situated semi-detached workshop which benefits from the following:

- Open plan steel portal frame;
- Brick/block& insulated metal clad elevations and roof;
- Min. eaves ht. of c.3.6 m.rising to 4.7m.;
- Solid concrete workshop floor;
- Additional offices/ancillary accommodation;
- On-site car parking;
- Loading door and secure loading yard;

Accommodation (Gross Internal Areas)

	Sq.M.	**Sq.Ft.**
TOTAL GIA	*1,176*	**12,660**
MAIN WAREHOUSE	*907.6*	9,770
OFFICE/ANCIL. BLOCK	*268.5*	2,890

Mains Services

All mains services including 3 phase electricity, water and drainage is connected to the property. There is no mains gas connected although this is available on the estate.

Energy Performance Certificate (EPC)

59 – Band C

Business Rates (2026)

- Rateable Value (2026) £44,500
- Rates Payable (2025/26) £22,339 pa.*

**potential occupiers are advised to make their own enquiries;*

Tenure

The property is available on a new full repairing and insuring lease for a term to be agreed;

Quoting Rent

£59,995 pax.



Further Assistance For Business

For further information please contact:

Welsh Assembly Government (Business Wales) on 03000 60 3000 www.businesswales.gov.wales

Bridgend County Borough Council on 01656 815 315 or business@bridgend.gov.uk

VAT

All figures quoted are exclusive of VAT.

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 letting agents:

dlp CHARTERED SURVEYORS
01656 658445
www.dlpsurveyors.co.uk

Michael Bruce MRICS:
Mobile: 07920 144 603
michael@dlpsurveyors.co.uk

SUBJECT TO CONTRACT **OCTOBER 2026**

IMPORTANT MESSAGE
DLP Surveyors Ltd gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information herein (whether text, plans or photographs) is given in good faith but should not be relied upon as being a statement of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any facilities are in good working order. 4. The photographs appearing in these particulars show only certain parts and aspects of the property at the time when to photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is a reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.