

## TO LET

### EXCELSIOR HOUSE, LITCHARD INDUSTRIAL ESTATE, BRIDGEND, CF31 2AL

Workshop/Storage Unit With Ancillary Offices



- Workshop & Offices Of 10,774 sq.ft. (1,000 sq.m.)
- Available On New Lease From September 2025
- Within Secure Fenced Site Of 0.19 ha. (0.47 ac.)
- Established Trading Location close to M4

## Location (CF31 2AL)

The unit is centrally located and prominently situated on the Litchard Industrial Estate, Brackla, which lies within two miles of Junction 36 of the M4 motorway at Sarn Park and 4 miles from Junction 35 of the M4 motorway at Pencoed.

The Litchard & Brackla Industrial Estates are popular trading locations and include a variety of occupiers including One Stop shop and Tile and Bath Co on the entrance to the estate.

The property fronts onto Main Avenue, Litchard, and directly opposite 'Morris Engineering'.



## Description

The property comprises 2x. adjoining workshop/storage units which benefit from the following:

- steel portal framed construction;
- insulated walls/roof inc. translucent panels;
- minimum eaves height of 3.9m.;
- vehicular access via 2x.roller shutter doors;
- loading platform facilities;
- single storey office/ancillary block;
- within secure fenced site.

## Accommodation (Gross Internal Area)

	Sq.m.	Sq.ft.
WORKSHOP 1		
Main Storage Area	462	4,976
Office/Ancillary	178	1,918
TOTAL GIA	640	6,851
WORKSHOP 2	360	3,880
<b>TOTAL AVAILABLE</b>	<b>1,000</b>	<b>10,774</b>

## Mains Services

The property benefits from the provision of mains services including 3x phase electricity & oil fired heating in warehouse.

## Energy Performance Certificate (EPC)

EPC Assessment – 103 – Band E

## User

We have been advised that the property has an overall consent for Use Classes B1, B2, B8 as defined by the Town & Country (Use Classes Order 1987).

## Tenure

The unit is available on a new full repairing and insuring lease for minimum terms of 3 years.

## Quoting Rent

£59,250 pax.



## Business Rates (2023)

Rateable Value - £30,500.  
Business Rates Payable 2025/26 - £17,324 pa.

## Further Information For Business

For further information please contact:

**Welsh Assembly Government** (Business Wales) on  
03000 60 3000 [www.businesswales.gov.wales](http://www.businesswales.gov.wales)

**Bridgend County Borough Council** on  
01656 815 315 or [business@bridgend.gov.uk](mailto: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:



Michael Bruce MRICS:  
**Mobile: 07920 144 603**  
[michael@dipsurveyors.co.uk](mailto:michael@dipsurveyors.co.uk)

**SUBJECT TO CONTRACT**

**JULY 2025**

### IMPORTANT MESSAGE

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