

Industrial

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TO LET

Available September 2025

**UNIT 5a NEWLANDS INDUSTRIAL ESTATE,
BRACKLA IND. ESTATE,
BRIDGEND, CF31 2AZ**

New Semi-Detached Workshop + Compound

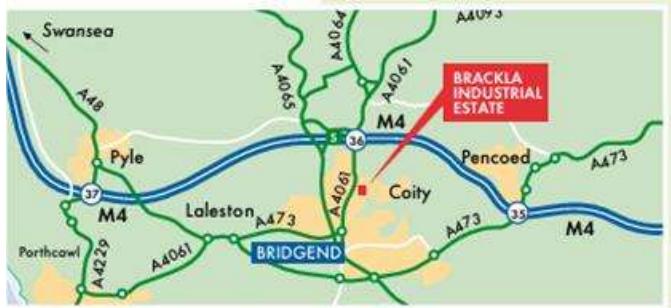


- **New Semi-Detached Workshop Of c.3,000 Sq.Ft.**
 - **Within Secure Surfaced Compound**
 - **Established Industrial Location close to J.36 M4**

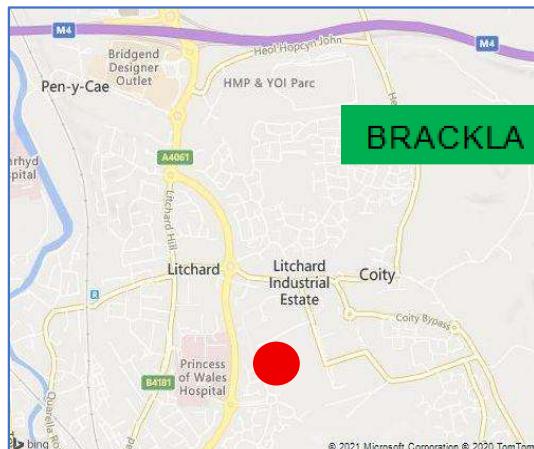
Location (CF31 2AZ)

Bridgend is one of the premier business locations in South Wales, situated midway between Cardiff and Swansea. The town is also the preferred location for many existing large employers, including Sony UK, and South Wales Police.

The Brackla Industrial Estate is well located and accessed via the Coity By- Pass with good links to J.36 of the M4 via the A4061 towards Sarn.



Newlands Industrial Estate has frontage onto Newlands Avenue at the heart of Brackla Industrial Estate and is accessed via Main Avenue. Other occupiers in the immediate area include Tile & Bath, One Stop Shop, South Wales Police, and Ks Gym. The position of the unit within the estate is shown on the plan below.



Description

Newlands Industrial Estate is currently under construction and will comprise a new industrial development potentially consisting of 15 workshops.

Unit 5A will be available September 2025 and will comprise a new semi-detached workshop benefitting from the following:

- Steel portal framed construction;
- Full height insulated metal cladding;
- Minimum 6.0m. minimum eaves height;
- 2 x roller shutter vehicle access doors;
- Potential for additional first floor accommodation;
- Within secure palisade fenced compound

Accommodation (Gross Internal Areas)

Unit 5a will comprise a semi-detached workshop of c. 3,000 sq.ft.

Availability

Unit 5a will be completed in September 2025.

Types Of User

This secure unit will be suitable for a variety of uses within use classes B1/B2, and B8 (light industrial, general industrial, and storage and distribution uses).

Terms

The unit will be available on a new full repairing and insuring leases lease for a term to be agreed.

Quoting Rent

£25,000 pa.

Business Rates

To be assessed upon completion.

Energy Performance Certificate

To be assessed upon completion.

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.

VAT

All figures quoted are exclusive of VAT.

Viewing

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



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

SUBJECT TO CONTRACT

AUGUST 2025

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 the 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.