

Industrial

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TO LET

**UNITS 9 & 9a COYCHURCH INDUSTRIAL ESTATE,
BRIDGEND, CF35 5NS**

New Starter Units/Workshops



- 2x New Starter Units Each Of 650 sq.ft. (60 sq.m.)
- Minimum 6m Eaves Height – Allows For Mezzanine
- Prominent Industrial Location Close To A473 & J.35 M4
- On Secure Estate

Location (CF35 5NS)

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, and South Wales Police.

Cochurch Industrial Estate is located just off the B4181 Heol Siminston, adjacent to Bridgend Industrial Estate and close to the A473 dual carriageway and 2 west of Junction 35 of the M4



Description

These will comprise 2x. further starter units on this well-let modern workshop development. Each will be of 650 sq.ft. and benefitting from the following:

- Composite Insulated clad elevations;
- Roof inc. translucent panels;
- 6.0 m. min. eaves;
- Electric roller shutter door vehicle access;
- Units can be combined;

Mains Services

Mains services including single phase electricity, water and mains drainage connections are available.

Car Parking

Each tenant is not permitted to park more than one vehicle on the estate. This regulation will be strictly enforced.

Suitability Of User

These workshops are suitable for a variety of uses, and suggestions include:

- General Storage;
- Small workshops;
- Warehousing.

Applicants are advised to discuss their requirements with the agents.

Terms

The units are available on flexible lease terms – longer lease terms are also available.

Accommodation (GIA) & Quoting Rents

	Sq.M	Sq.Ft.	Rent per week
Unit 9	60	650	£200/week
Unit 9A	60	650	£200/week



Bond

All tenants are required to submit a bond with the landlords.

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 which will not be charged.

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

MARCH 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.