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TO LET

**NEWLANDS INDUSTRIAL ESTATE,
NEWLANDS AVENUE, BRACKLA IND. ESTATE,
BRIDGEND, CF31 2AZ**

New Development Of Various Sized Units



- Workshops From 1,130 Sq.Ft. To 20,000 Sq.Ft.

- Units Can Be Combined

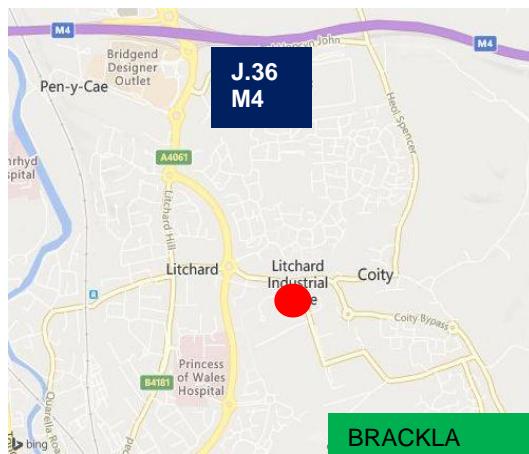
- Within Secure Fenced Compound

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. It is accessed via Main Avenue. Other occupiers in the immediate area include South Wales Police, Brandon Hire, and Ks Gym. The position of estate is shown on the plan below.



Description

Newlands Industrial Estate will comprise a brand new industrial development potentially consisting of 15 workshops.

The estate will be within a secured fenced compound with each unit benefitting from the following:

- Steel portal framed construction;
- Full height insulated metal cladding;
- Minimum 6.0m. minimum eaves height;
- Potential for additional first floor accommodation;
- Ample on-site car-parking/loading.

Types Of User

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

Availability

It is anticipated that the first phase of development will be available for occupation Q2 2024.

SUBJECT TO CONTRACT

MARCH 2024

Accommodation (Gross Internal Areas)

	Sq.Ft.	Sq.M.
Phase 1		
*Units 1-6 - 6x individual Units		
Each Unit	1,130	105
Phase 2		
*Units 1-4 – 4x. individual units		
Each Unit	5,000	465
Unit 5	3,000	279
On Compound	0.5ac.	0.2 ha.
Phase 3		
*Units 7-10 - 4x individual Units		
Each Unit	1,130	105

**units can be combined*

Terms

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

Quoting Rents

Please contact the agents for further information.

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

Office : 01656 658 445

Mobile: 07920 144 603

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