

TO LET

UNDER CONSTRUCTION – AVAILABLE MAY 2024

**Unit 5 Newlands Industrial Estate,
Newlands Avenue, Brackla Ind. Estate,
BRIDGEND, CF31 2AZ**

Detached 5,000 Sq.Ft. + Large Secure Fenced Yard



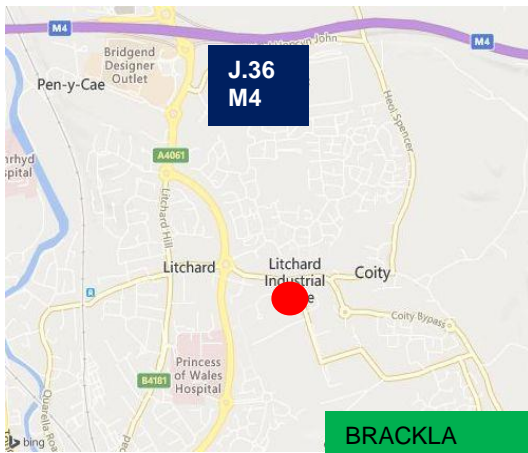
- New Detached Workshop Of 5,000 Sq.Ft.
- Within Secure Surfaced Compound/Yard Of c. 0.4 ac.
- Established Industrial Location close to J.36 M4

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

Unit 5 will comprise a new detached workshop 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;
- Within secure palisade fenced compound of c. 0.4 ac.;
- Concrete surface yard;
- Electric gated access;
- 24 hour security monitoring system.
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Availability

It is anticipated that Unit 5 will be completed by the end of May 2024.

SUBJECT TO CONTRACT

MARCH 2024

Types Of User

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

Accommodation (Gross Internal Areas)

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

The unit will be within a secure fenced and surfaced yard of c. 0.4 ac.

Terms

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

Quoting Rent

£45,000 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

Office : 01656 658 445

Mobile: 07920 144 603

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