

FOR SALE

Plot G1 – North Road

1.08 ac. (0.44 ha.)

Unsurfaced development plot



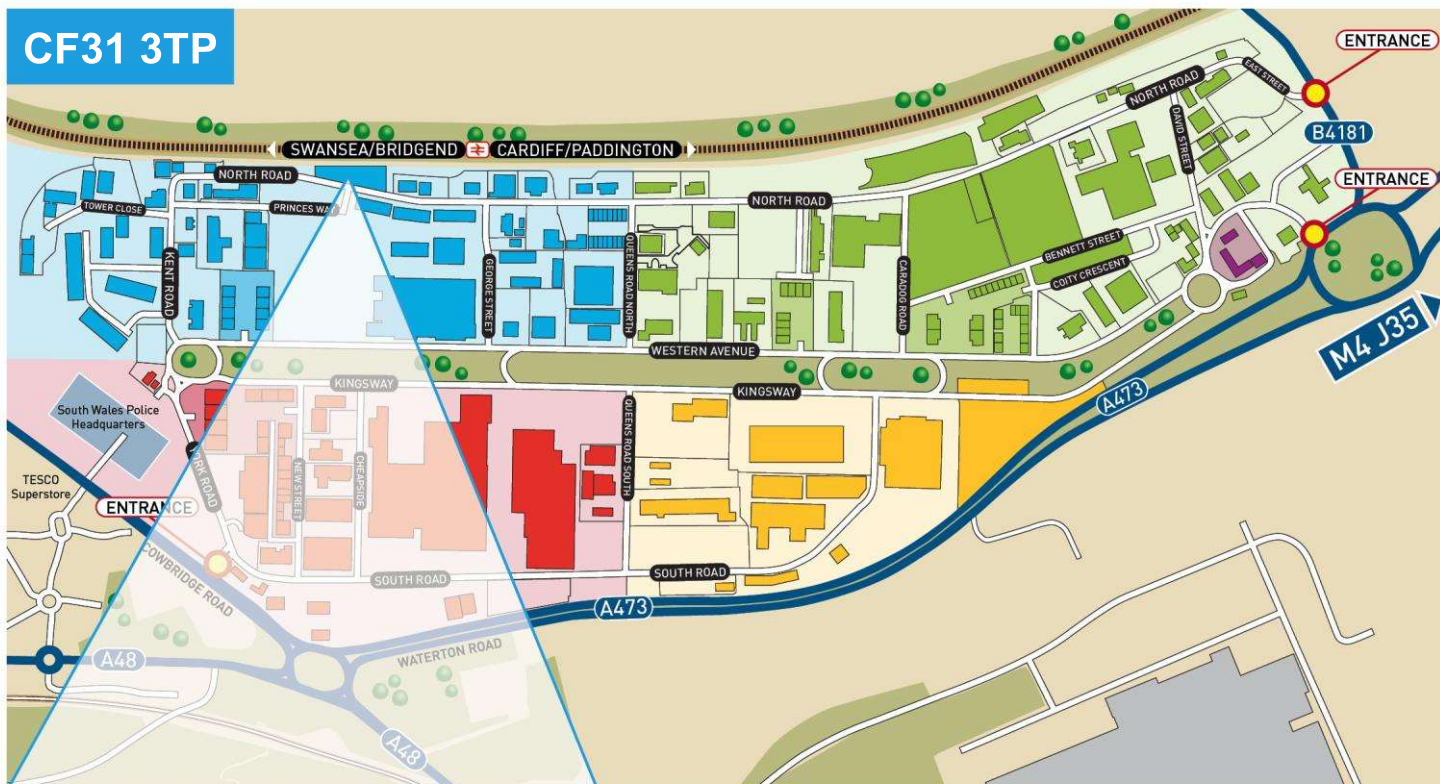
BRIDGEND
INDUSTRIAL ESTATE



- Unsurfaced plot suitable for development
- Wide frontage onto North Road
- Immediately available

bridgendindustrialestate.com

CF31 3TP



Plot G1 – North Road

1.08 ac. (0.44 ha.)

Location

The Bridgend Industrial Estate comprises a large mixed use development comprising a number of large stand-alone industrial facilities, smaller estates, offices, development plots and a small 'retail quarter'. In total the estate extends to an estimated 3 million sq feet of commercial space on approximately 300 acres. Plot G1 is situated towards the north-west of the estate with frontage onto North Road.

Specification: A plot suitable for development comprising:

- Level unsurfaced site;
- Frontage to North Road;
- Suitable for development for variety of uses (subject to planning);

Services: Mains services including water, electricity, gas & telecoms are available in the vicinity.

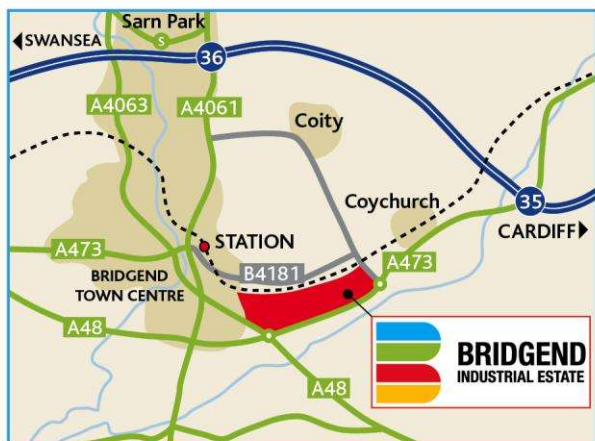
VAT: All figures quoted are exclusive of VAT.

Terms: The site is available by way of a new 999 year long leasehold interest with a peppercorn rent.

Asking Price: Offers are invited in excess of £325,000 for the whole development plot.

Service Charge: All occupiers will contribute towards the estate service charge.

Legal Costs: Each party to be responsible for their own legal costs.



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SUBJECT TO CONTRACT AND AVAILABILITY – JULY 2026