

FOR SALE

Plot G10 – Coity Crescent

1.5 ac. (0.61 ha.)

Unsurfaced development plot



BRIDGEND
INDUSTRIAL ESTATE



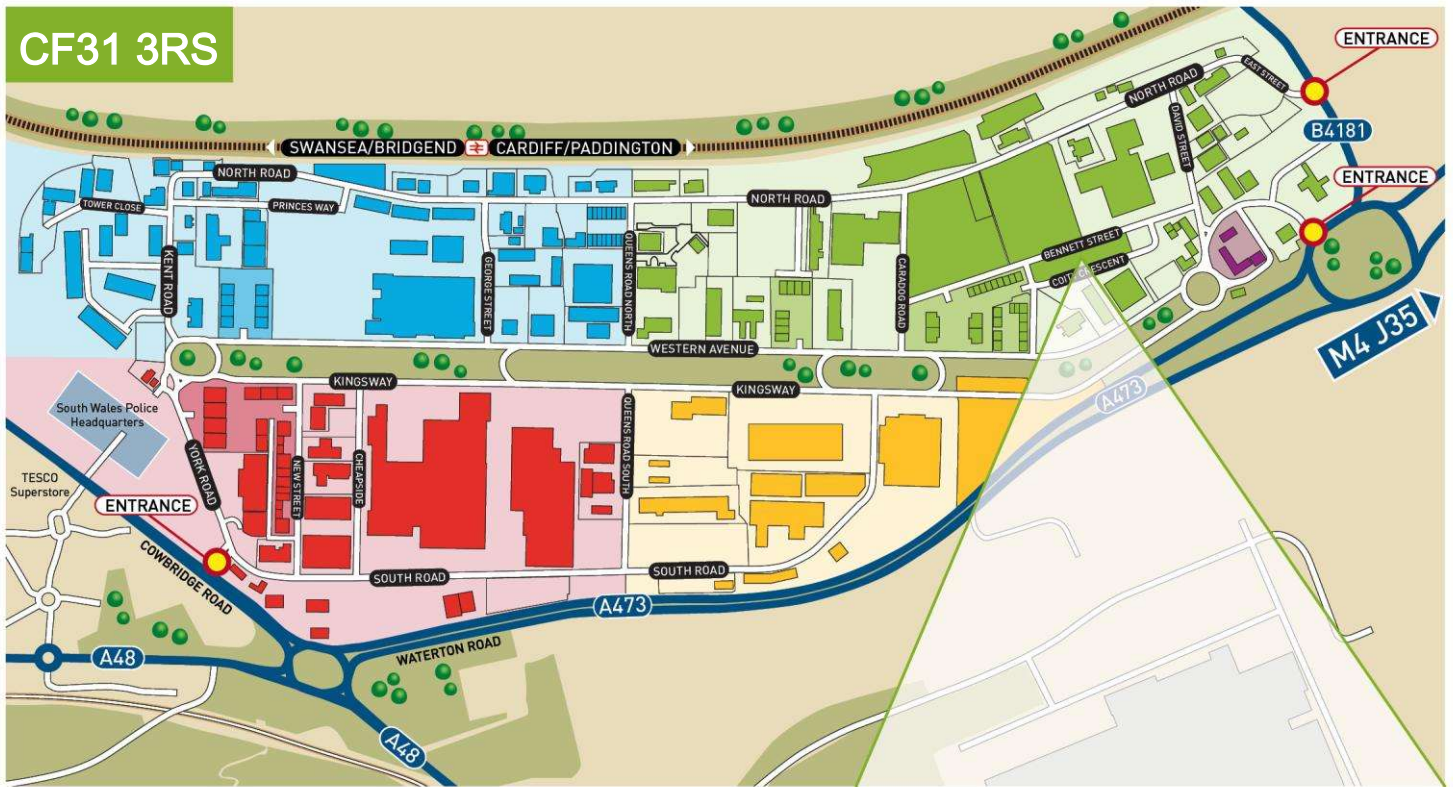
Plot G10



- Large plot suitable for development
- Frontage to both Coity Crescent & Bennett St.
- Immediately available

bridgendindustrialestate.com

CF31 3RS

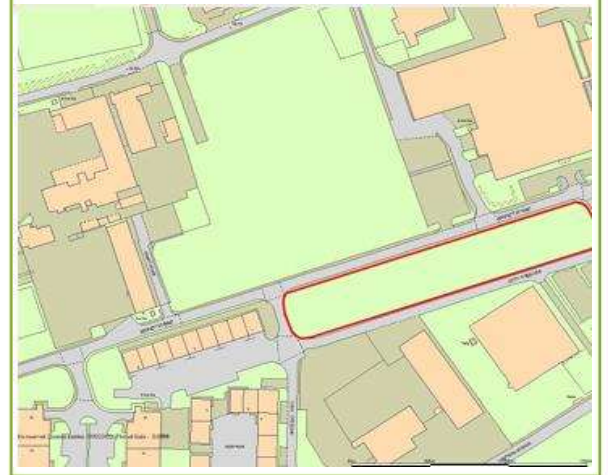


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Location

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. The plot is situated towards the north east of the estate and has frontage onto both Coity Crescent and Bennett Street.



Specification: A plot suitable for development comprising:

- Level unsurfaced site;
- Frontage to Bennett St. and Coity Crescent;
- Suitable for development for variety of uses (subject to planning);
- Close to terrace of starter units and office scheme.

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

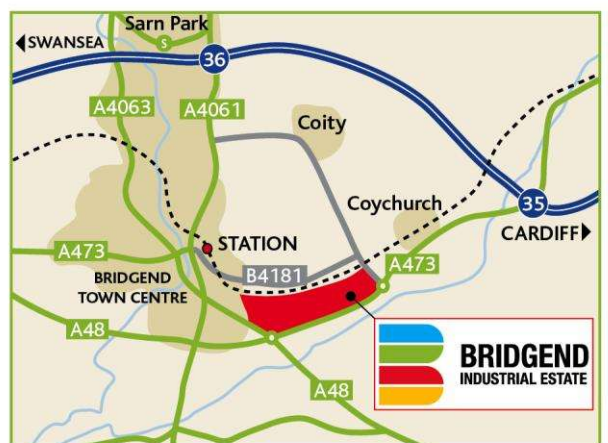
Asking Price: Offers are invited in excess of £550,000 for the whole development plot.

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

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

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

VAT: All figures quoted are exclusive of VAT.



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Misrepresentation Act 1967:
Messrs Jenkins Best and DLP Surveyors for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that
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2 None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.
3 Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
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Property Misdescription Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

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SUBJECT TO CONTRACT AND AVAILABILITY – JULY 2026