

FOR SALE

Plot G11

Bennett St./North Road

5.4 ac. (2.19 ha.)

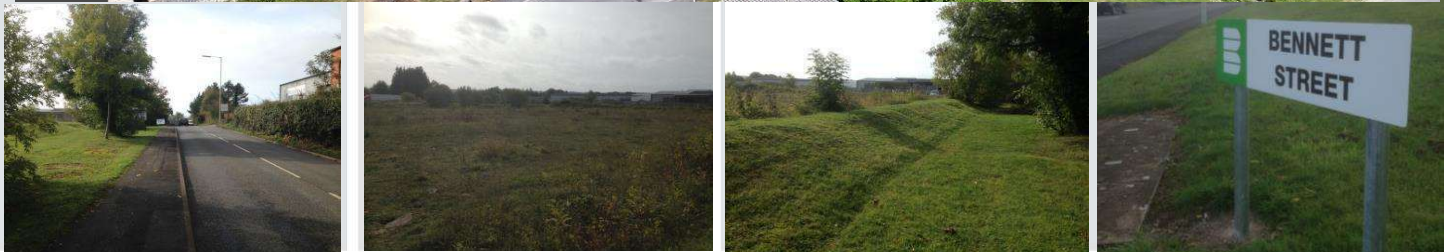
Large development plot



BRIDGEND
INDUSTRIAL ESTATE



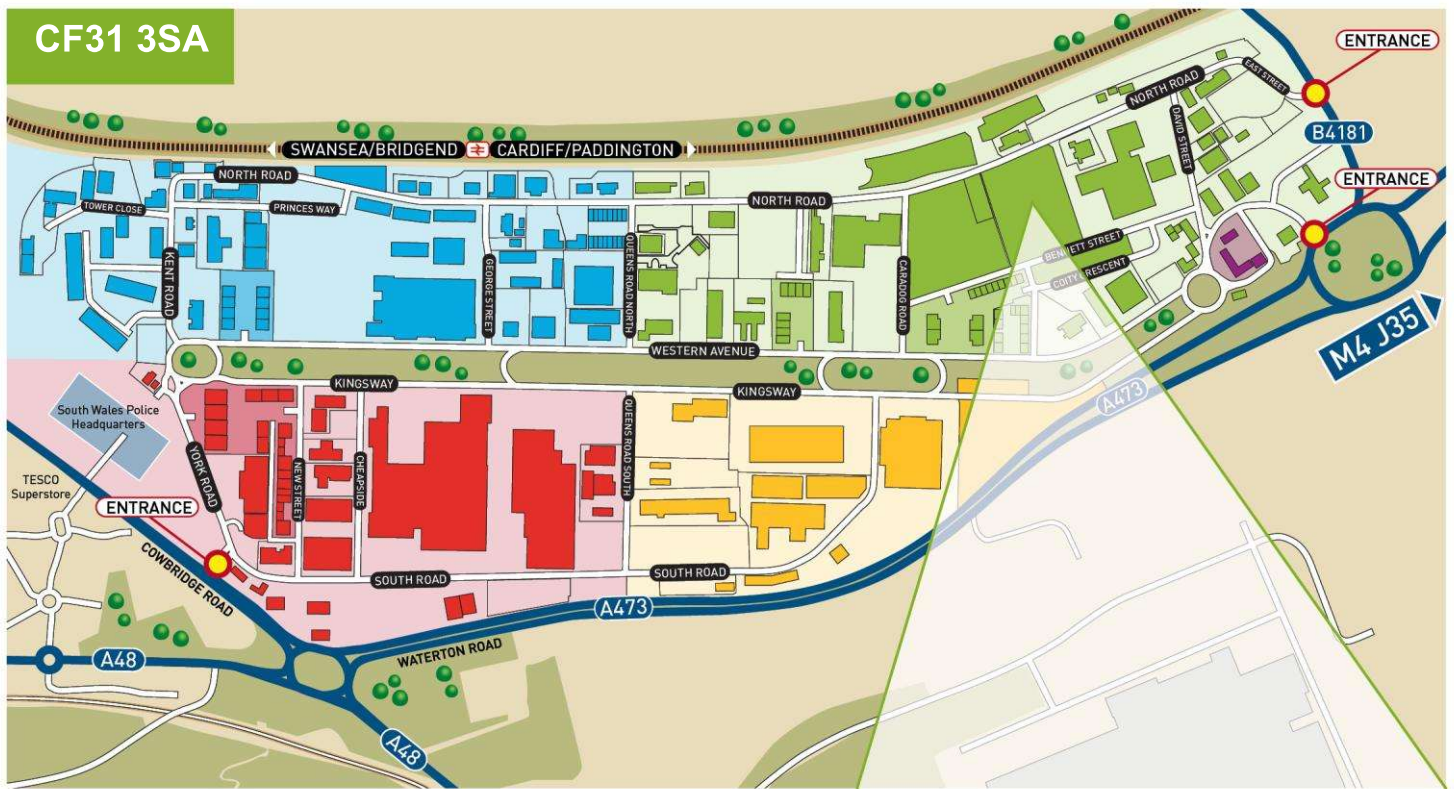
Plot G11V



- Large plot suitable for development
- Frontage to both Bennett St. & North Rd.
- Suitable for a variety of uses

bridgendindustrialestate.com

CF31 3SA



Plot G11 Bennett St

5.4 ac. (2.19 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. The plot is situated towards the north-east of the estate and has frontage to both Bennett St. and North Rd.

Specification: A plot suitable for development comprising:

- Generally level brownfield site;
- Frontage to Bennett St. & North Rd;
- Site suitable for development and used for variety of uses (subject to planning);

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

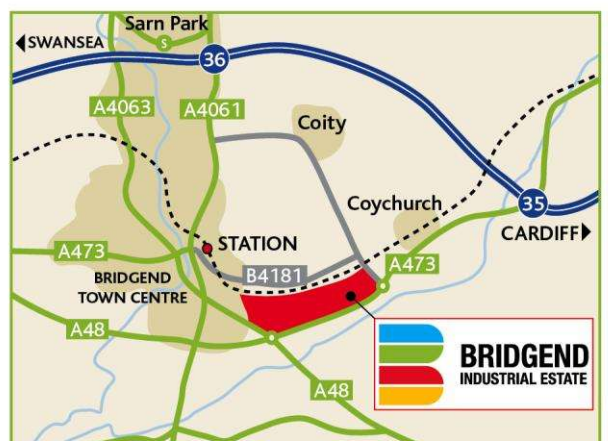
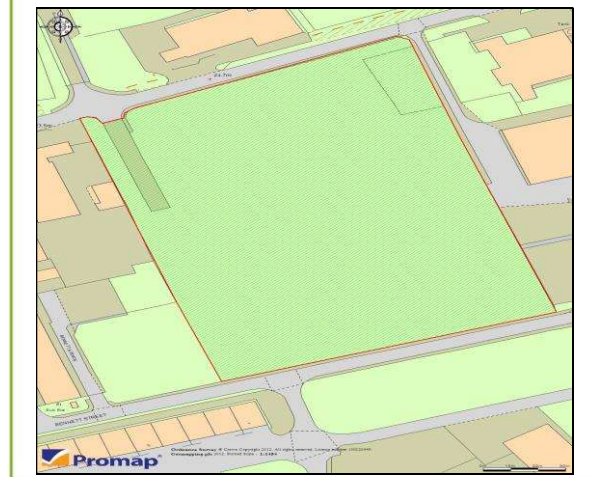
VAT: All figures quoted are exclusive of VAT.

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 £2,000,000 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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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
1 These particulars do not constitute, nor constitute any part of, an offer or contract.
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.
4 The vendor(s) or Lessor(s) do not make or give and neither Messrs Jenkins Best, DLP Surveyors nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.
Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.
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