

FOR SALE

Plot G12 - Kingsway

4.85 ac. (1.96 ha.)

Prominent development plot adjacent to A473



BRIDGEND
INDUSTRIAL ESTATE



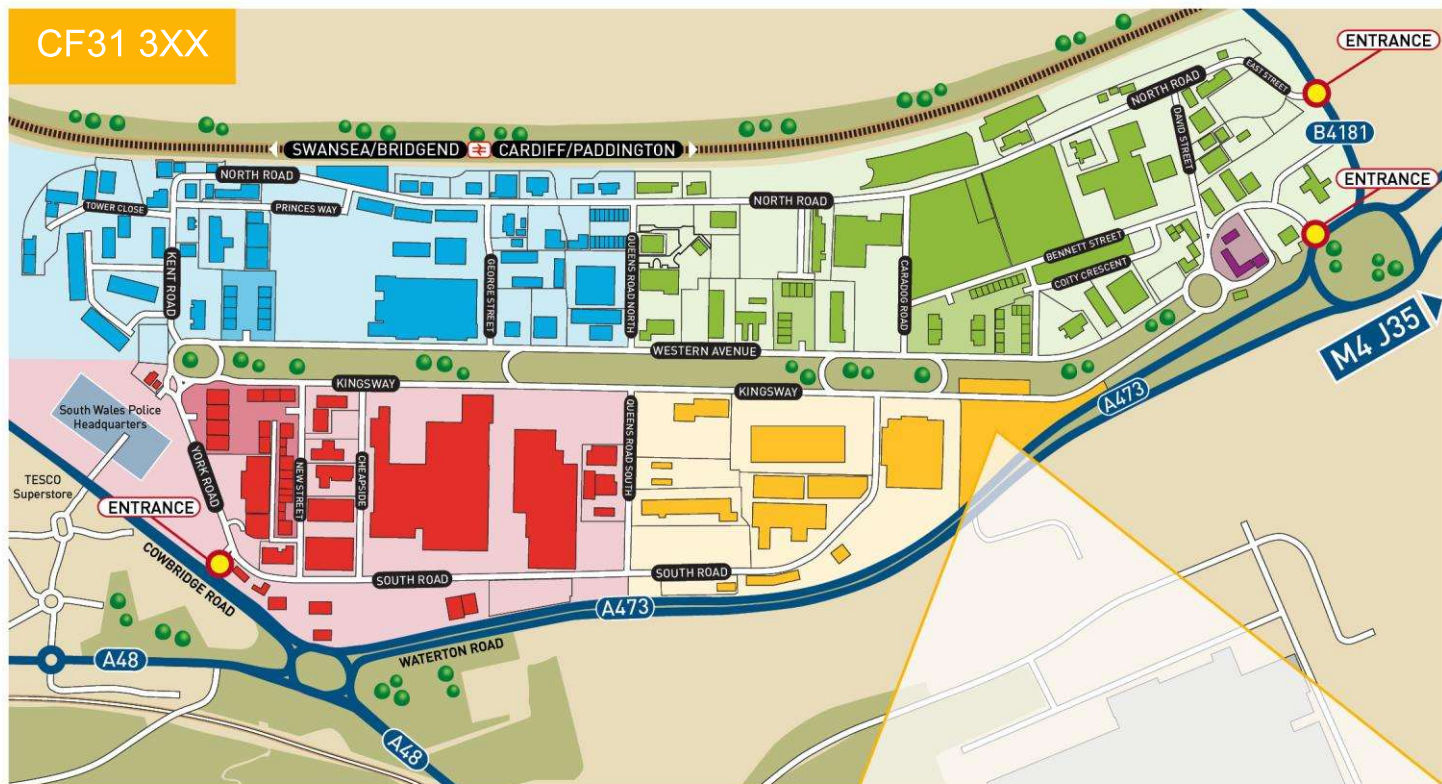
Plot G12



- Large prominent development plot
- Frontage onto both A473 and Kingsway
- Suitable for a variety of uses

bridgendindustrialestate.com

CF31 3XX



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4.85 ac. (1.96 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. This development plot is situated towards the eastern end of the estate with frontage onto Kingsway, one of the main arterial routes onto the estate, and good visibility from the adjacent A473

Specification: Prominent large development plot:

- Level brown-field site;
- Existing frontage to Kingsway;
- Could be used for variety of uses (subject to planning);
- Good visibility from A473 (adj.)

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

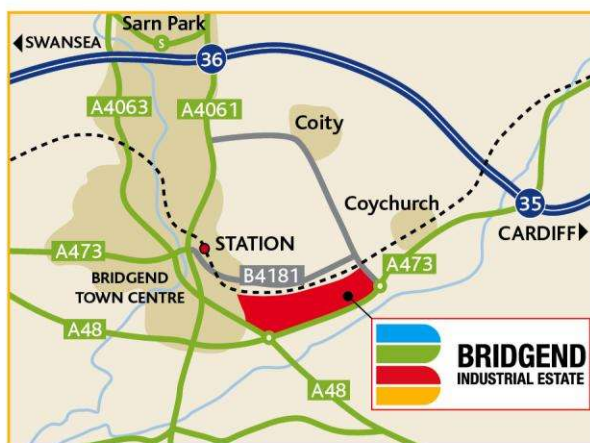
VAT: All figures are exclusive of VAT.

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 £2,100,000 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