

TO LET

Plot G11 – Bennett St

5.3 ac. (2.14 ha.)

Development plot



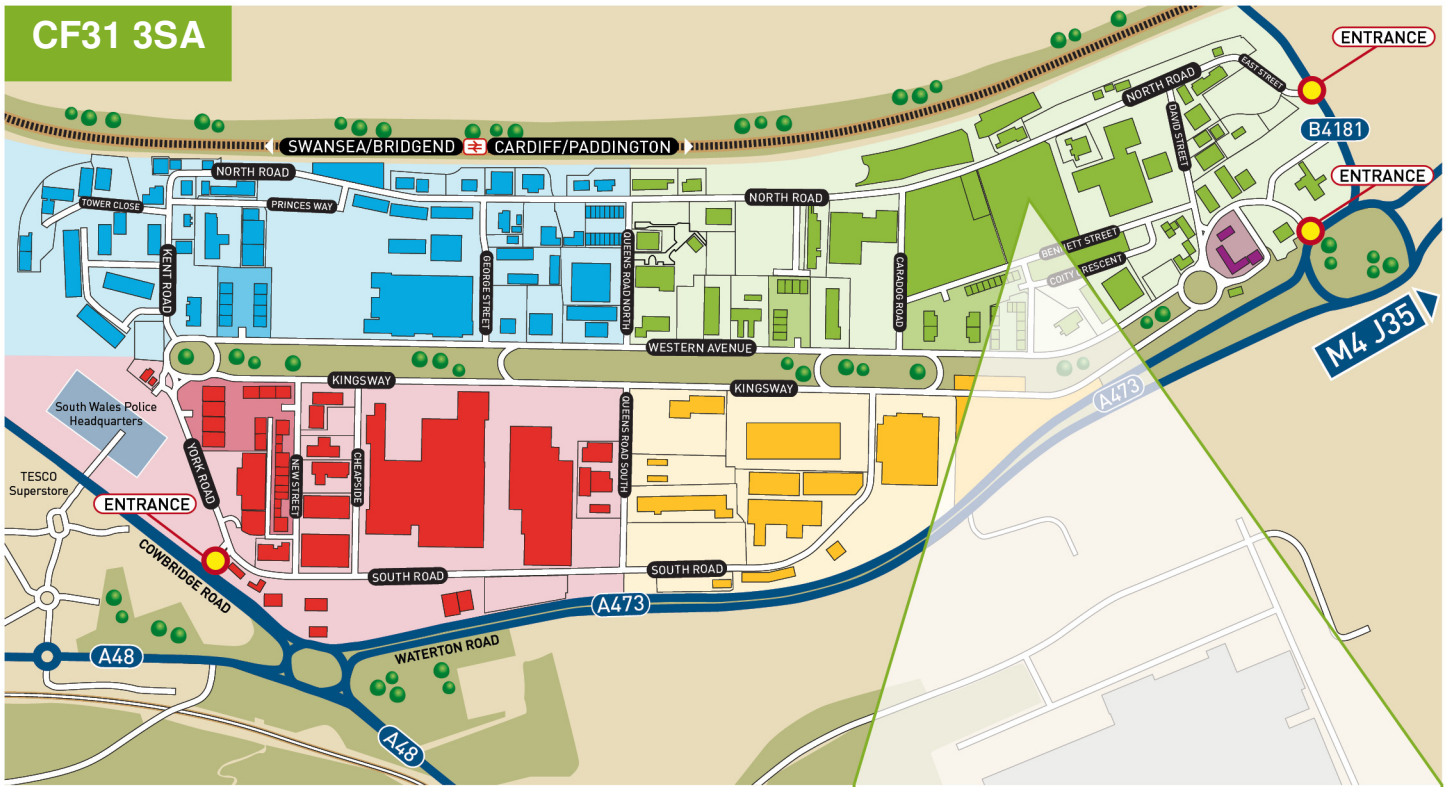
BRIDGEND
INDUSTRIAL ESTATE



- Large plot suitable for development
- Frontage to both Bennett St. & North Rd.
- Can be sub-divided or extended

bridgendindustrialestate.com

CF31 3SA



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5.3 ac. (2.14 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;
- Suitable for development;
- Could be used for variety of uses (subject to planning);
- Site can be sub-divided or extended with adjacent site;

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

Rent/Price: Upon application

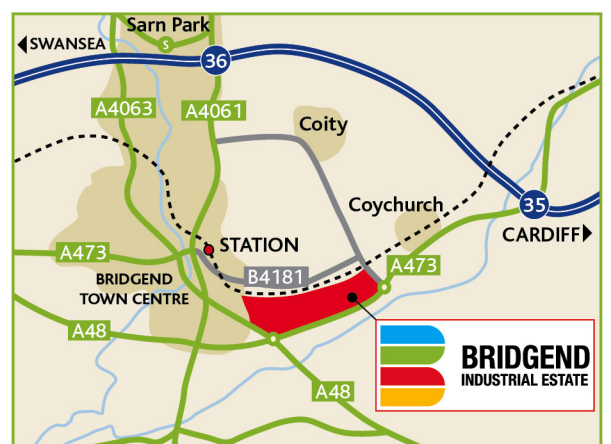
Terms: The site is available on a new ground lease for open storage purposes for a term to be agreed.

For development purposes our clients may also consider granting a long ground lease at a premium.

Service Charge: An estate service charge is payable by the tenant to contribute towards the maintenance of the common parts of the estate.

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

VAT: All figures quoted are exclusive of VAT.



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SUBJECT TO CONTRACT AND AVAILABILITY – OCTOBER 2014