

**TO LET**

# Plot G12 - Kingsway

4.3 ac. (1.74 ha.)

Prominent development plot



**BRIDGEND**  
INDUSTRIAL ESTATE

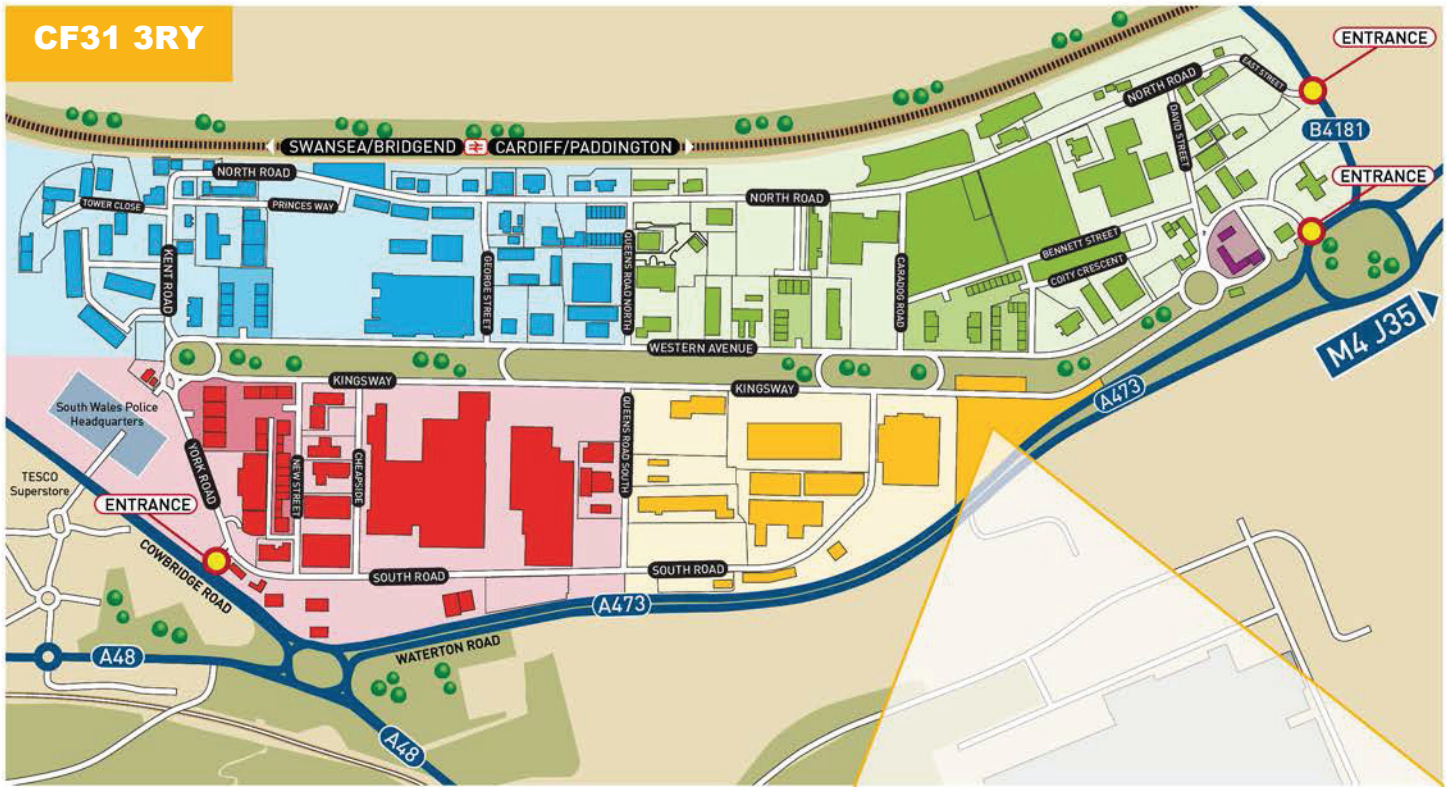


- Prominent development plot
- Good visibility to A473
- Direct access onto Kingsway

[bridgendindustrialestate.com](http://bridgendindustrialestate.com)



CF31 3RY



# Plot G12 - Kingsway

4.3 ac. (1.74 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:** A plot suitable for development comprising:

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

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

**Rent/Price:** Upon application

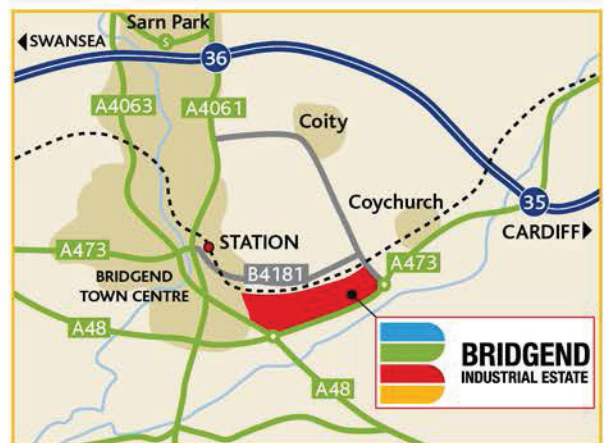
**Terms:** The site is available on a new ground lease for open storage purposes for a term to be agreed.

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 are exclusive of VAT.



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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.  
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SUBJECT TO CONTRACT AND AVAILABILITY – OCTOBER 2014