

TO LET

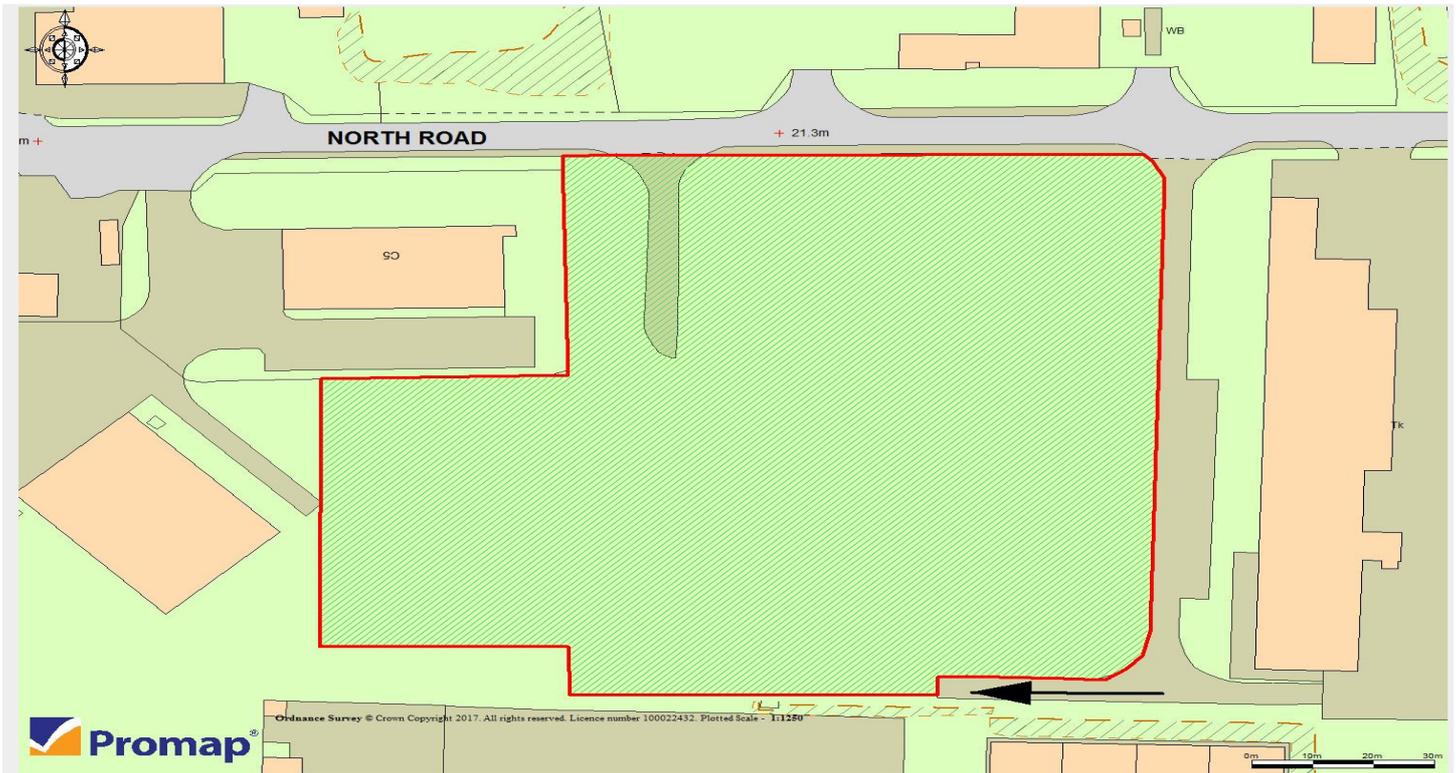
Plot G6 North Road

3.41 ac. (1.38 ha.)

Secure surfaced fenced storage compound



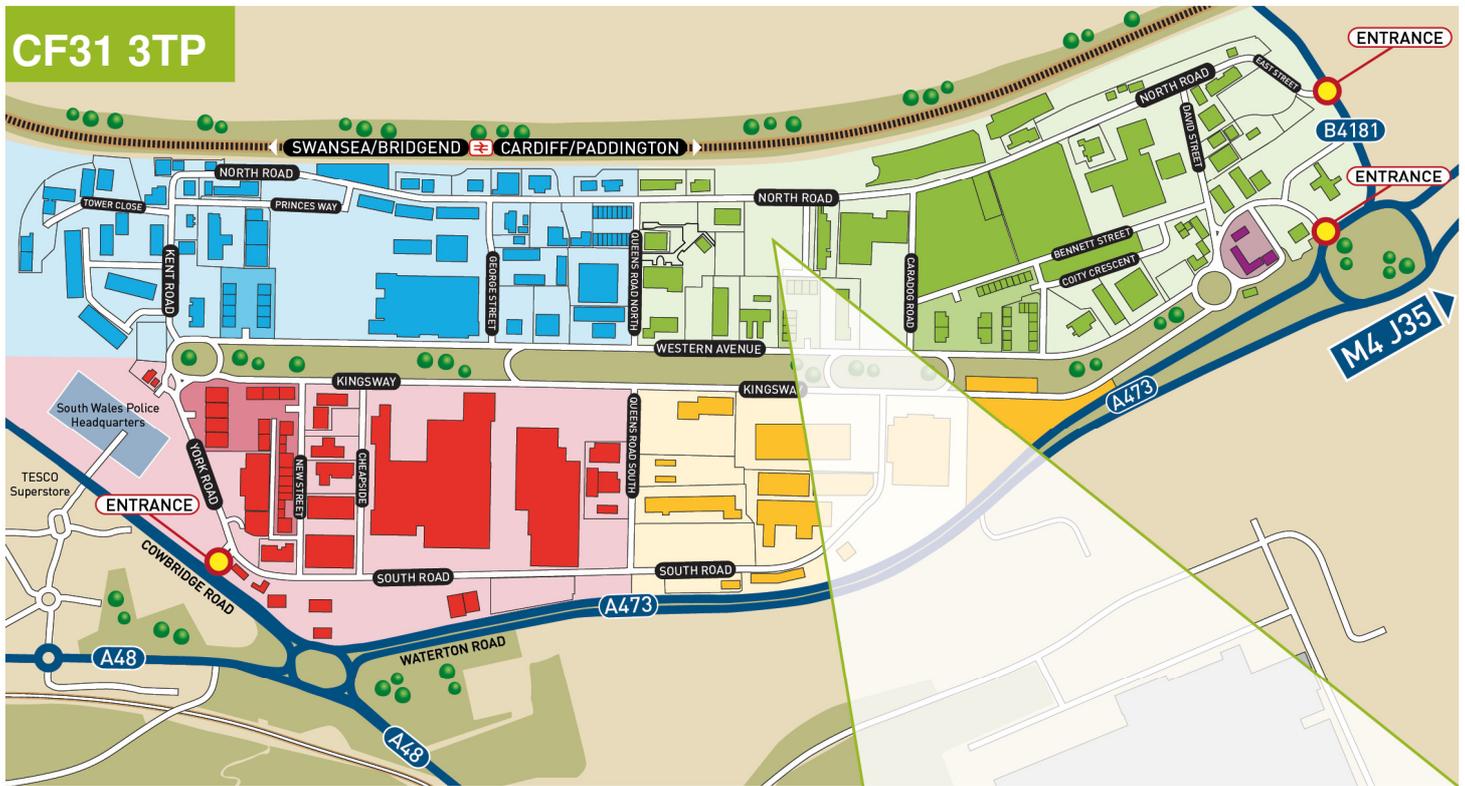
BRIDGEND
INDUSTRIAL ESTATE



- Secure Storage Compound
- Surfaced and Fenced
- Prominent and Popular Location on North Road
- Immediately Available

bridgendindustrialestate.com

CF31 3TP



Plot G6 North Road

3.41 ac.(1.38 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 square feet of commercial space on approximately 300 acres.

Plot G6 is situated towards the northern edge of the estate, with access off North Road.

Specification

- Generally level surfaced yard/compound;
- Secure gated access;
- Perimeter fencing;
- Potential to be split;
- Access from North Road.

Terms:

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

Rent:

Upon application.

Service Charge:

All tenants contribute to a service charge for the general management of the estate and maintenance of the common area.

Legal Costs:

Each party to be responsible for their own legal costs.

Services:

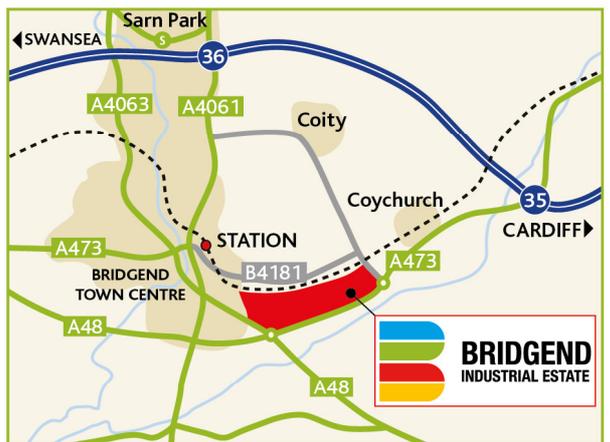
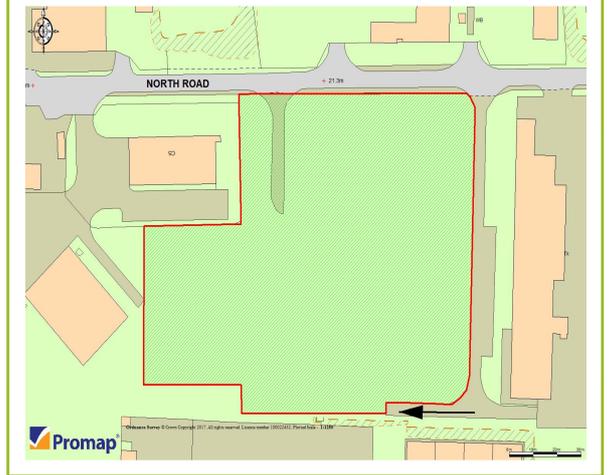
Mains services including water, electricity, gas and telecoms are available in the vicinity.

Rates:

To be assessed.

VAT:

All figures quoted exclusive 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 – November 2017