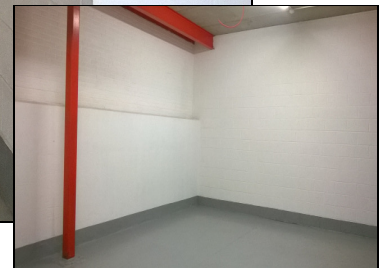
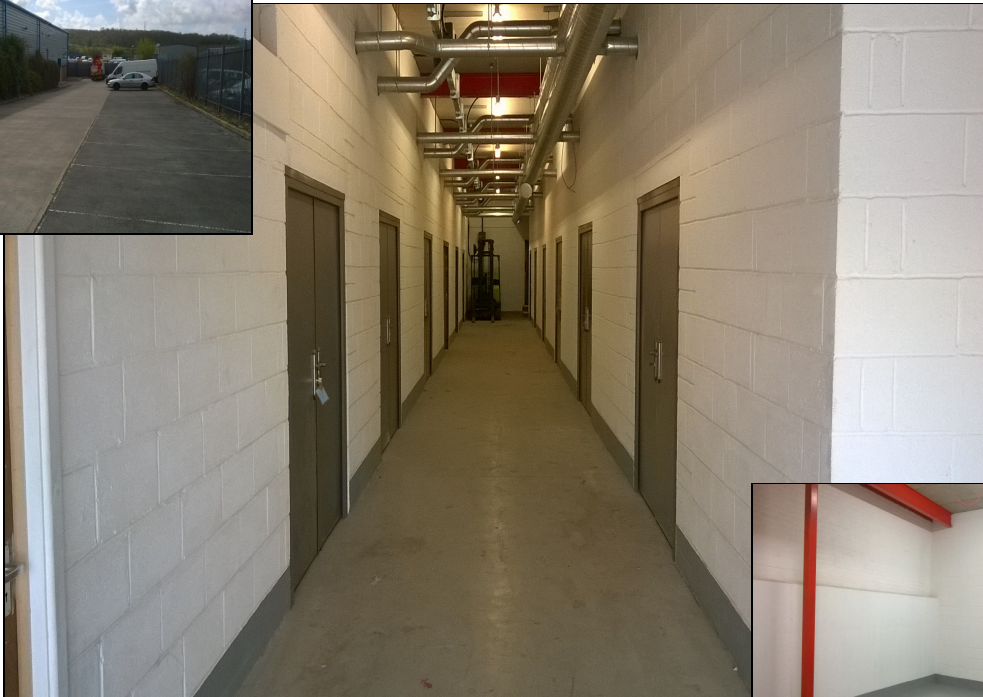


TO LET

'Storehaus', Litchard Industrial Estate, Brackla, Bridgend, CF31 2AL

Incubator/Small Storage Units

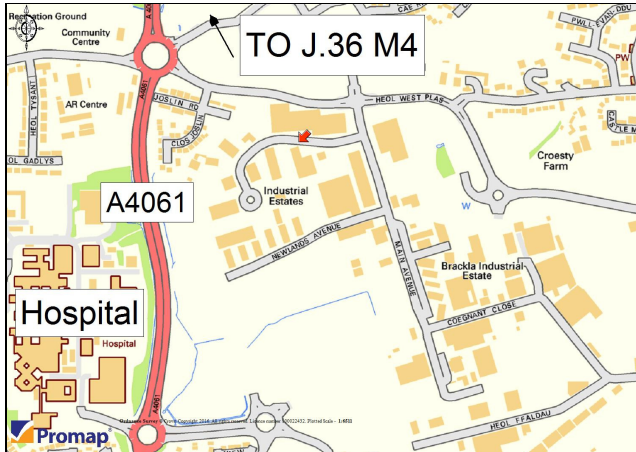


- Incubator/Storage Units From 28 sq.m. (301 sq.ft.)
 - On-Site Car-Parking
- Within Secure Fenced Site & 24 Hour Security
 - Flexible Occupancy Agreements Available

Location (CF31 2AL)

'Storehaus' is centrally located and prominently situated on the Litchard Industrial Estate, Brackla. It is easily accessible being within two miles of Junction 36 of the M4 motorway at Sarn Park and 4 miles from Junction 35 of the M4 motorway at Pencoed.

'Storehaus' fronts onto Main Avenue, Litchard, and directly opposite 'Gatehouse Source & Supply'.



Description

'Storehaus' comprises a series of 12 small storage/incubator units constructed within a larger steel portal framed unit.

The pods are arranged as 2x internal terraces at ground floor level, with each 'pod' benefitting from the following:

- Secure Full Height Blockwork Walls;
- Double Pedestrian Door Access To Each Pod;
- Individual Door Locking System;
- Central Access Corridor;
- Automatic Sensor Lighting;
- Air Extraction Facilities;
- Temperature Controlled;
- Communal WC Facilities;

Accessibility

'Storehaus' offers occupiers a secure environment which is accessible 24 hours a day/7 days a week. Each occupier has access to the communal entrance, with unique locking facilities for each individual unit.

Accommodation

The full range of available accommodation and terms can be seen on the attached schedule.

In addition individual 'pods' are available although can be combined to suit occupiers requirement needs. Occupiers can scale storage space up or down as needs change.

Security Provision

'Storehaus' offers a safe a secure environment within a secure fenced compound. In addition the facility benefits from a series of cameras and an alarm system, giving occupiers all round security and peace of mind.

Flexible Leasing Arrangements

Each 'pod' is available on a flexible leasing arrangement to suit all occupiers. There are no lengthy contracts and access to new units can be provided at short notice on 'easy in easy out' terms.

Rents

A full list of rents can be seen from the attached schedule. Significantly all rents are 'all inclusive' insofar as the following charges are **included** in the overall cost:

- occupancy rentals;
- security costs;
- estate service charge;
- business rates.

These are quoted as one easily manageable figure.

Mains Services

Mains electricity is available, with each unit having its own sub-metered supply whereby individual occupiers are only responsible for the electricity they consume.

User

We have been advised that 'Storehaus' has an overall consent for Use Classes B1, B2, B8 as defined by the Town & Country (Use Classes Order 1987).

As such each 'pod' is suitable for a variety of storage and light industrial uses.

Further Assistance For Business

For further information please contact **Welsh Assembly Government** (Business Wales) on **03000 60 3000** www.businesswales.gov.wales or

Bridgend County Borough Council on **01656 815 315** or business@bridgend.gov.uk.

Viewing

For further information or to arrange an inspection please contact the sole agents:



Michael Bruce MRICS:
Mobile: 07920 144 603
michael@dlpsurveyors.co.uk

SUBJECT TO CONTRACT

JULY 2016

IMPORTANT NOTICE

DLP gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.