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TO LET

Unit 3 Litchard Industrial Estate, Brackla, BRIDGEND, CF31 2AL

Workshop/Storage Unit With Ancillary Offices



- Mid-Terraced Unit of 14,663 Sq.Ft. (1,362 Sq.M.)
- Inc. First Floor Inter-Connecting Offices Of 1,905 Sq.Ft. (177 Sq.M.)
 - 1x Dock Loading Door
 - Established Trading Location close to M4
 - Flexible Lease Terms Available

Location (CF31 2AL)

The unit is centrally located on the Litchard Industrial Estate, Brackla, which lies 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.

The Litchard & Brackla Industrial Estates are popular trading locations and include a variety of occupiers including Morris Engineering, One Stop shop and Tile and Bath Co close to the entrance of the estate.

The property fronts onto Main Avenue, Litchard, and directly opposite 'SAS'.



Description

The property comprises a mid-terraced workshop/storage unit benefitting from the following:

- Concrete-framed construction;
- Double pitched roof with min. eaves 2.9 m.;
- Dock loading door with 250 sq.ft. internal loading bay;
- Inter-connected firs floor office/ancillary accommodation.

Accommodation (Gross Internal Area)

	Sq.m.	Sq.ft.
Main Storage Area	1,185	12,758
Office/Ancillary	177	1,905
TOTAL AVAILABLE	1,362	14,663

Mains Services

The property benefits from the provision of mains services including 3x phase electricity.

Business Rates (2023)

To be re-assessed.

Energy Performance Certificate (EPC)

To be re-assessed.

User

The property has an overall consent for Use Classes B1, B2, B8 as defined by the Town & Country (Use Classes Order 1987).

Tenure

The unit is available on a new full repairing and insuring leases for a term to be agreed.

Further flexible short term agreements will be considered.

Quoting Rent

£58,650 pa. (£4.00 psf.)



Further Information For Business (2023)

For further information please contact:

Welsh Assembly Government (Business Wales) on **03000 60 3000** www.businesswales.gov.wales

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

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

Viewing

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



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

SUBJECT TO CONTRACT

AUGUST 2024

IMPORTANT MESSAGE

DLP Surveyors Ltd 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 herein (whether text, plans or photographs) is given in good faith but should not be relied upon as being a statement 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 facilities are in good working order. 4. The photographs appearing in these particulars 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 a reference in the 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.