

Trade Counter

01656 658445

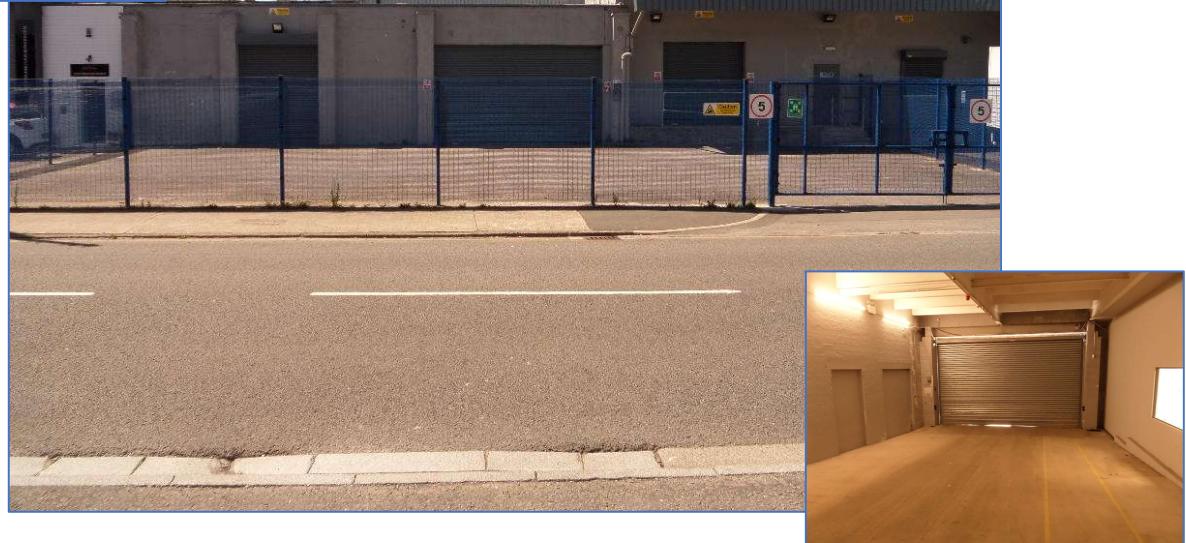
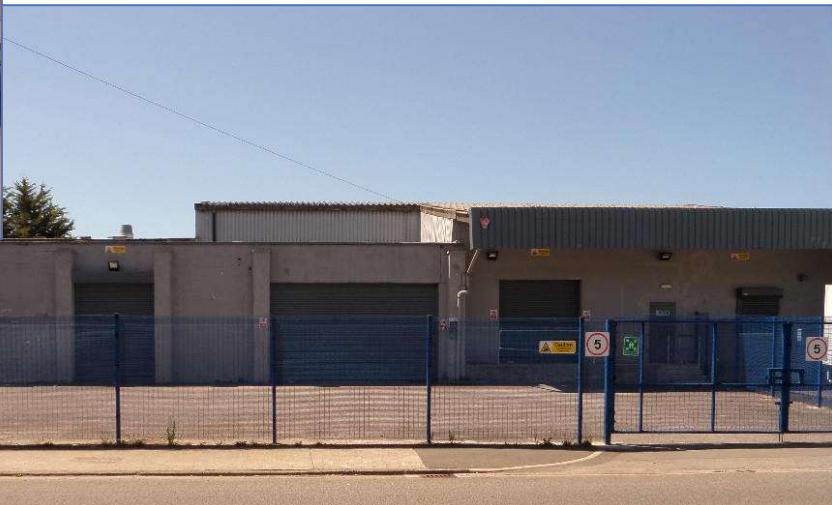
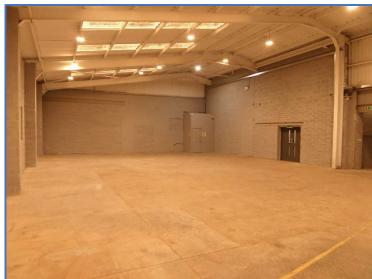
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029 2056 2952

TO LET

**UNIT 3 MAIN AVENUE,
BRACKLA INDUSTRIAL ESTATE,
BRIDGEND, CF31 2AG**

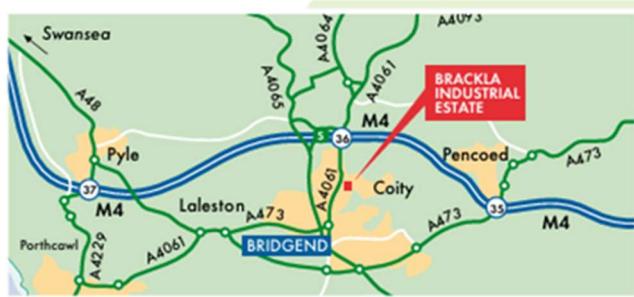
Trade Counter Unit With Secure Fenced Forecourt



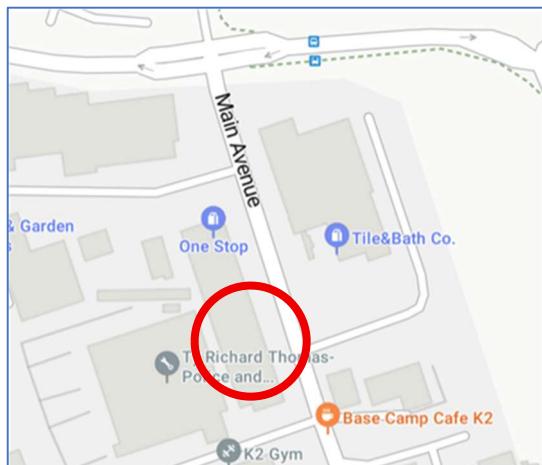
- **Trade Counter Unit Of 6,405 sq.ft. (595 sq.m.)**
- **Secure Fenced Forecourt/Loading Area**
- **Prominent Frontage On To Main Estate Road**
- **Established Trading Location Close To J.36 M4**

Location (CF31 2AG)

The unit is prominently situated towards the northern edge of the Brackla Industrial Estate, Brackla, which lies within 2 miles of Junction 36 of the M4 motorway at Sarn Park and 4 miles from Junction 35 of the M4 motorway at Pencoed.



The Brackla Industrial Estate is a popular trading location and includes a variety of occupiers including 'One Stop' shop, 'Tile and Bath Co.' and BEI Lighting. The property fronts onto Main Avenue as can be seen on the plan below.



Description

The property comprises a refurbished mid-terrace trade counter unit which benefits from the following:

- steel portal framed construction in rear warehouse;
- wide access door and internal ramp to rear stores;
- solid concrete floors;
- refurbished ancillary accommodation;
- large securely fenced front loading forecourt;

Mains Services

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

User

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

Energy Performance Certificate (EPC)

The property has been assessed at 101 within Band E.

SUBJECT TO CONTRACT

AUGUST 2025

Accommodation (Gross Internal Area)

TOTAL GIA

6,405 Sq.Ft.

Tenure

The property is immediately available on a new full repairing and insuring leases for minimum terms of 3 years.

Quoting Rent

We are currently quoting a rent of **£49,750 pa.**



Additional Accommodation

Additional storage/workshop space of up to 8,000 sq.ft. is also immediately available in an adjoining unit.

Business Rates (2023)

Rateable Value £17250

Business Rates Payable 2025/2026 - £9,798 pa.

Further Information 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.

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 agents:



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

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