

FOR SALE

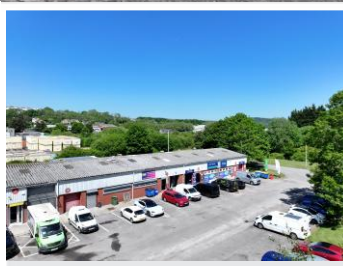
Unit 3 Coity Crescent

1,468 sq.ft. (136 sq.m.)

Industrial/warehouse/trade counter unit



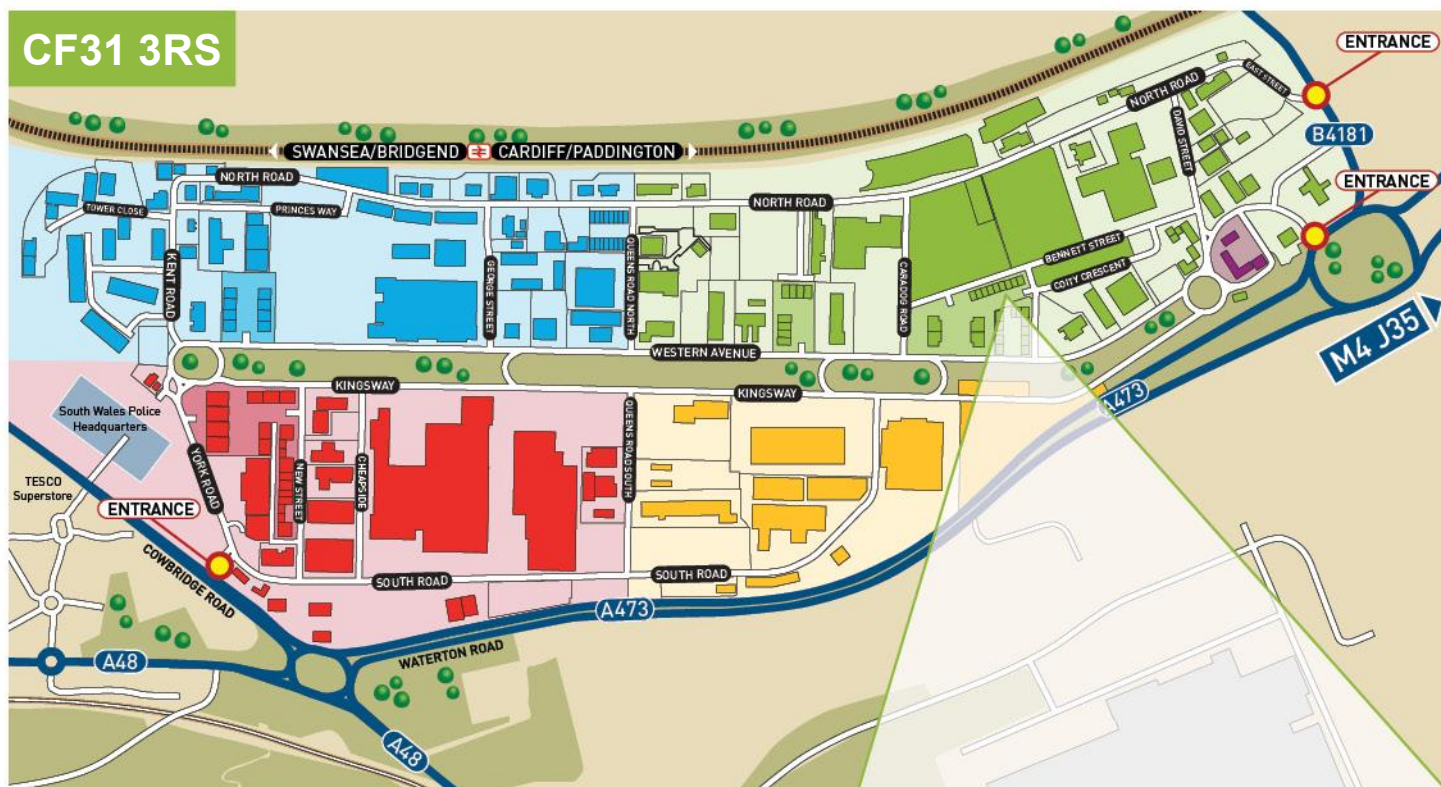
BRIDGEND
INDUSTRIAL ESTATE



- Workshop unit within popular terrace
- Good access to Western Avenue
- Immediately Available

bridgendindustrialestate.com

CF31 3RS



Unit 3 Coity Crescent

1,468 sq.ft. (136 sq.m.)

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. Coity Crescent is situated towards the eastern end of the estate and just off Western Avenue, one of the main arterial routes on the estate.

Specification: A mid-terraced unit benefitting from the following:

- Steel portal frame;
- Brick/blockwork & sheet elevations;
- Insulated pitched roof;
- Min. eaves ht. c. 11 ft;
- Front loading door;

Business Rates (2026):

Rateable Value - £9,400
Payable (2026/27) - £4,719 pa.

Services: All mains services are available in the vicinity.

VAT: Applicable

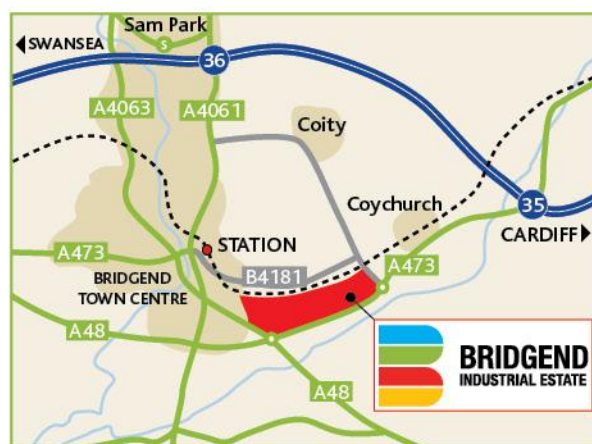
EPC: 83 – Band D

Service Charge: All occupiers will contribute towards the estate service charge.

Terms: Unit 3 is available by way of a new 125 year long leasehold interest with a peppercorn rent.

Asking Price: Offers are invited in the region of £185,000;

Legal Costs: Each party to be responsible for their own legal costs.



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Misrepresentation Act 1967:
Messrs Jenkins Best and DLP Surveyors for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that
1 These particulars do not constitute, nor constitute any part of, an offer or contract.
2 None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.
3 Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4 The vendor(s) or Lessor(s) do not make or give and neither Messrs Jenkins Best, DLP Surveyors nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.
Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.
Property Misdescription Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

Designed & Produced by kubiakreative.com 09-14

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SUBJECT TO CONTRACT AND AVAILABILITY – SEPTEMBER 2026