

TO LET

UNIT B10 CHEAPSIDE, BRIDGND INDUSTRIAL ESTATE, BRIDGEND, CF31 3UN

Detached Workshop With Offices

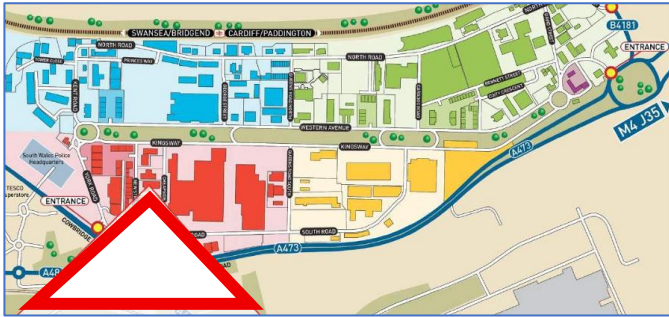


- **Total GIA 16,829 sq.ft. (1,563 sq.m.) On 1.01 Ac.(0.41 ha.)**
 - **Fully Enclosed Yard With Separate Car Park**
 - **Conveniently Situated Within Popular Estate**
 - **Established Industrial Location close to J35 M4**

Location (CF31 3UN)

Bridgend is one of the premier business locations in South Wales, situated midway between Cardiff and Swansea. The town is also the preferred location for many existing large employers, including the headquarters for South Wales Police.

The Bridgend Industrial Estate comprises a large mixed use development estimated to have 3 million sq feet of commercial space on approximately 300 acres. Cheapside is located to the western end of the Estate and enjoys direct access onto Kingsway, one of the main arterial routes on the estate. The position of the unit within the estate can be seen below.



Description

The property comprises a refurbished detached industrial / workshop unit situated within an enclosed fenced compound comprising of:

- Steel frame construction;
- Min. 10m. eaves;
- Brick and cladding elevations;
- Pitched roof inc. translucent panels;
- Large vehicular access door;
- Secure loading area;
- Office/ancillary accommodation;
- Car parking - 28 Spaces

Accommodation (Gross Internal Area)

| | SQ.FT. | Sq.M. | SQ.FT. | Sq.M. |
|-------------------|--------|-------|----------------|----------------|
| TOTAL GIA | | | 16,829 | 1,563 |
| <i>Inc.:</i> | | | | |
| Main Workshop | 11,018 | 1,024 | | |
| Side Store | 2,279 | 212 | | |
| Side Office Block | 2,267 | 211 | | |
| Front Ancillary | 1,308 | 122 | | |
| On Site Of | | | 1.01 ac | 0.41ha. |

Mains Services

We understand that the property benefits from the provision of mains services, including 3x phase electricity, mains water and drainage.

Energy Performance Certificate (EPC).

99 – Band D

User

The property is situated on the Bridgend Industrial Estate, an established industrial estate for B1, B2, and B8 users.

Quoting Terms

The property is held by way of an existing 5 year full repairing and insuring lease which is due to expire Aug.2029.

The lease is contacted outside of the security of tenure provisions of the Landlord & Tenants Acts.

Current Rent

On application.



Estate Service Charge

The tenant is to contribute towards an estate service charge towards the costs in maintaining and upgrading the common parts of the estate - this currently equates to c. £6,900 pa.

Rateable Value

Compton Engineering Ltd, Cheapside, CF31 3UN
Rateable Value (2023) - £48,250
Business Rates Payable (2025/2026) - c. £27,406 pa.

Business Support

For further information please contact:

Welsh Assembly Government (Flexible Support for Business) on **03000 60 3000** or Bridgend County Borough Council on **01656 815 315** or business@bridgend.gov.uk

Legal Costs

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

VAT

All figures quoted are exclusive of VAT.

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

NOVEMBER 2025

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.