

FOR SALE

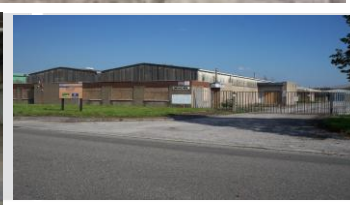
Unit B21 Queens Road South

45,877 sq ft (4,262 sq m) on c. 2.55 ac. (1.03 ha.)

Substantial Detached Industrial Unit & Site
Redevelopment Opportunity



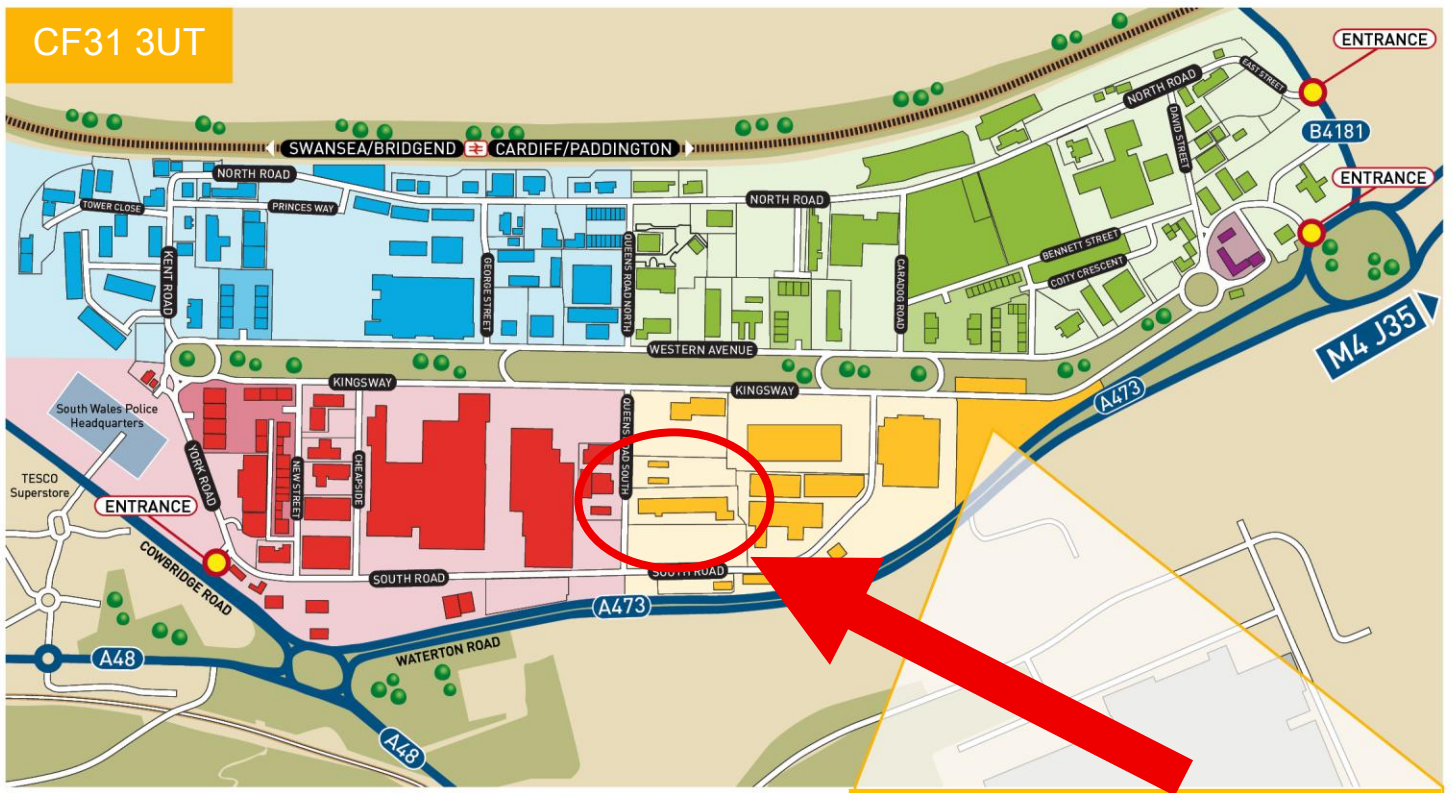
BRIDGEND
INDUSTRIAL ESTATE



- Detached former manufacturing unit
- Significant redevelopment opportunity
- Potential to re-purpose for sole or multioccupancy (subject to planning)

bridgendindustrialestate.com

CF31 3UT



Unit B21 – Queens Road

45,877 sq ft (4,262 sq m)
on c. 2.55 ac. (1.03 ha.)

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'. The estate extends to c. 3 million sq feet of commercial space on 300 acres. Unit B21 is situated to the southern end of the estate with direct access and frontage onto Queens Road South. Occupiers in the immediate vicinity include Nolan Transport, MKM Builders Merchants, Jewson, and EVRI.

Specification:

- Steel frame construction;
- Double pitched roof;
- Level and dock loading facilities;
- 2 vehicle access points

EPC: Currently exempt

Business Rates: to be re-assessed

Mains Services: currently disconnected but are available in the vicinity

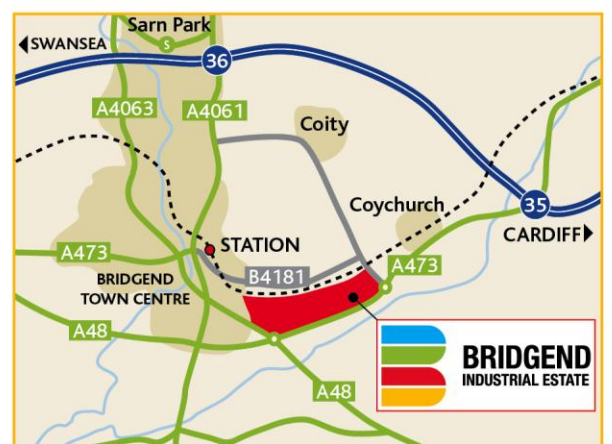
Service Charge: All occupiers will contribute towards the estate service charge.

Terms: Unit B21 is available by way of a new 999 year long leasehold interest with a peppercorn rent.

Asking Price: Offers are invited in excess of £1,000,000

VAT: Applicable

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



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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.

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SUBJECT TO CONTRACT AND AVAILABILITY – JULY 2026