

TO LET

Unit 6 Millers Avenue, Brynmenyn Industrial Estate, Bridgend, CF32 9TD

Detached Workshop Within Secure Fenced Estate



- Total GIA 396 sq.m. (4,268 sq.ft.)
- Prominent Position Fronting Millers Avenue
- Within Securely Fenced Estate
- Established Commercial Location Close To J36 M4

Location (CF32 9TD)

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 Sony UK, and South Wales Police.

The Brynmenyn Industrial Estate is approximately 2 miles north of J.36 of the M4 via the A4065. The unit is located within a 'mini-estate' with frontage onto Millers Avenue, the main estate road.

The position of the unit is indicated on the plan below:



Description

This property comprises a modern detached unit which benefits from the following:

- Steel portal frame with pitched roof;
- Minimum eaves height 5.30m.;
- 2 storeys of office/ancillary accommodation;
- Additional first floor mezzanine offices;
- Electrically operated access door – 3.5m x 4.0m.;
- 5x dedicated car parking spaces + loading area;

Accommodation (Gross Internal Areas)

	Sq.M.	Sq.Ft.
TOTAL GIA	396	4,268
Ground Floor	288	3,105
<i>Inc.</i>		
Workshop	240	2,583
Office	12	129
Store	12	125
WCs		
First Floor Offices	108	1,163
<i>Inc.</i>		
Mezzanine Offices	46	493

Mains Services

We understand that all mains services are connected to the property.

SUBJECT TO CONTRACT

Business Rates

According to the Valuation Office website the property has a Rateable Value of £14,500 (2017).

This equates to rates payable of c.£7,816 pa. (2021/2022).

Energy Performance Certificate (EPC)

To be assessed.

Terms

The property is immediately available to let on a new full repairing and insuring lease for a term to be agreed.

Quoting Rent

£25,000 pax.



Business Support

For further information please contact:

Welsh Assembly Government (Flexible Support for Business) on **03000 60 3000**

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 agents:



Michael Bruce MRICS
Mobile: 07920 144 603
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AUGUST 2021

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