

TO LET

Unit 5 – Retail Quarter

1,573 sq ft (146 sq m) – can be split

Retail Unit



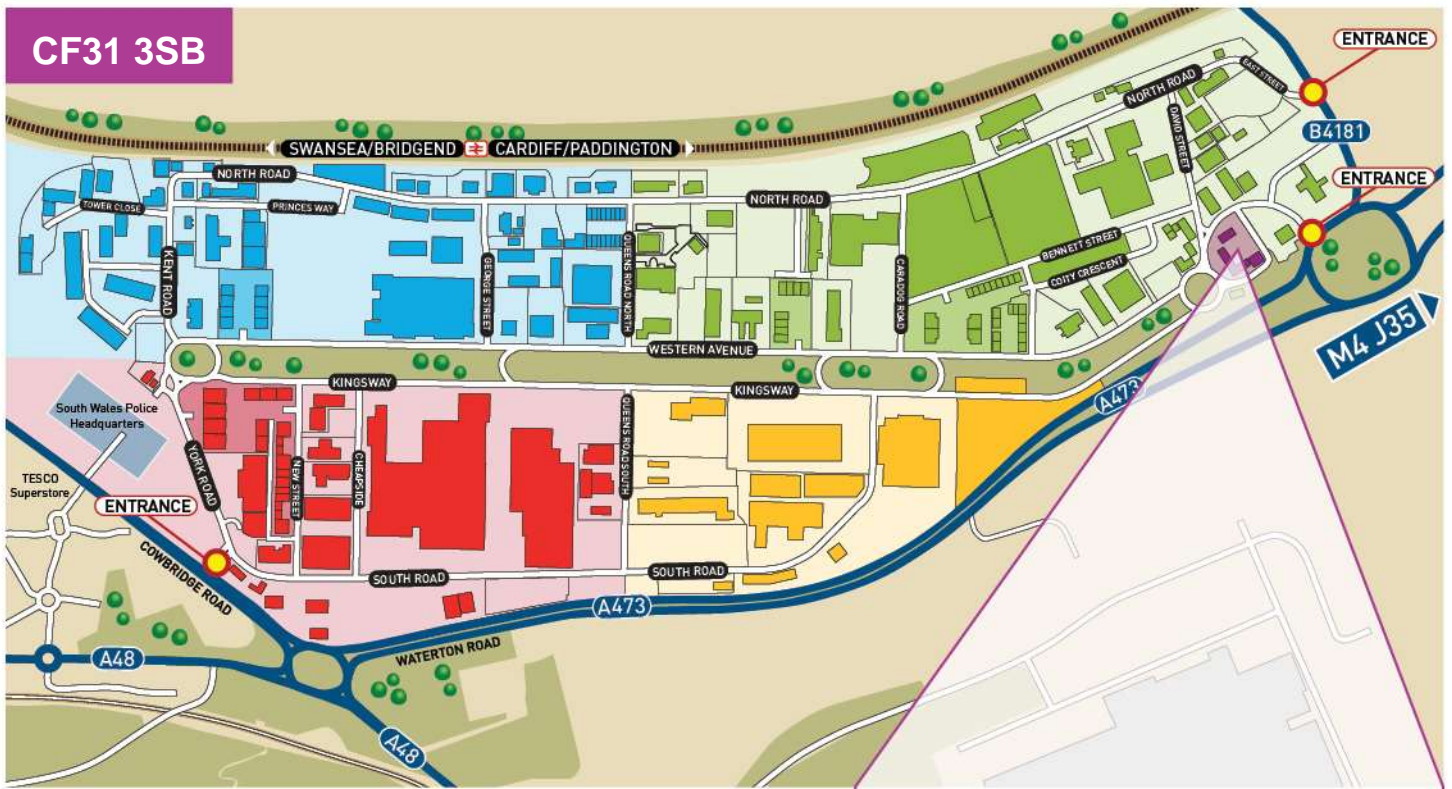
BRIDGEND
INDUSTRIAL ESTATE



- Popular mixed use location at estate entrance
- Shell finished unit -previously used as bank
- Available Summer 2021

bridgendindustrialestate.com

CF31 3SB



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. The Retail Quarter is prominently located at the eastern entrance of Bridgend Industrial Estate and enjoys easy access to the A473 and the main estate arterial routes – Kingsway and Western Avenue. Other occupiers in the development include a café, dentist, chiropractor, Post Office and Ladbrokes. There is also Marston's public house opposite.

Specification An end terrace single storey unit comprising:

- Elevations predominantly brick with glazed frontage;
- Single Pedestrian door;
- Open plan area with WC facilities;
- Generous shared car parking available adjacent;
- Unit can be split.

EPC: To be re-assessed.

Rates: Rateable value (2017) To be assessed

Services: Mains services inc. water, electricity and telecoms are available on the estate.

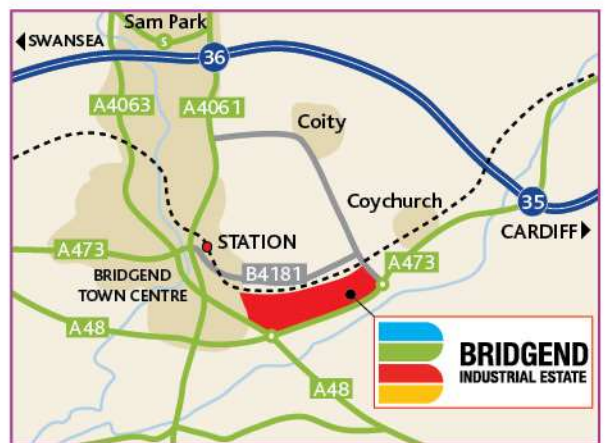
Terms: The unit is available on a new full repairing and insuring lease for a term to be agreed.

Rent: Upon application.

Service Charge: An estate service charge is payable by the tenant to contribute towards the maintenance of the common parts of the estate.

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

VAT: All figures quoted are exclusive of VAT which is applicable.



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