

TO LET

UNIT 6 MILLERS AVENUE, BRYNMENYN INDUSTRIAL ESTATE, BRIDGEND, CF32 9TD

Detached Workshop Within Secure Fenced Estate



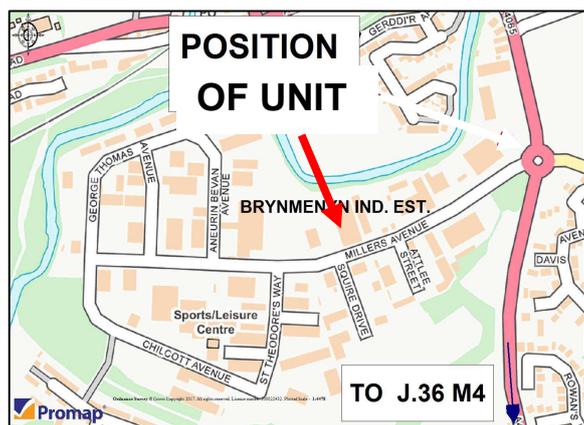
- Total GIA 4,268 sq.ft. (396 sq.m.)
- Prominent Position Fronting Millers Avenue
- Within Securely Fenced Estate

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>		
<i>Workshop</i>	240	2,583
<i>Office</i>	12	129
<i>Store</i>		
<i>WCs</i>		
First Floor Offices	108	1,163
<i>Inc.</i>		
<i>Mezzanine Offices</i>	46	493

Mains Services

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

SUBJECT TO CONTRACT

MARCH 2026

Business Rates (2026)

The property has a Rateable Value of £19,000
This equates to rates payable of c.£9,538 pa. (2026/2027).

Energy Performance Certificate (EPC)

The property has an EPC assessment of 106 which is within Band E.

Terms

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

Quoting Rent

£27,775 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
michael@dipsurveyors.co.uk

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.