

TO LET

Unit 7 – New Street

1,717 sq.ft. (160 sq.m.)

Industrial / warehouse / trade counter unit

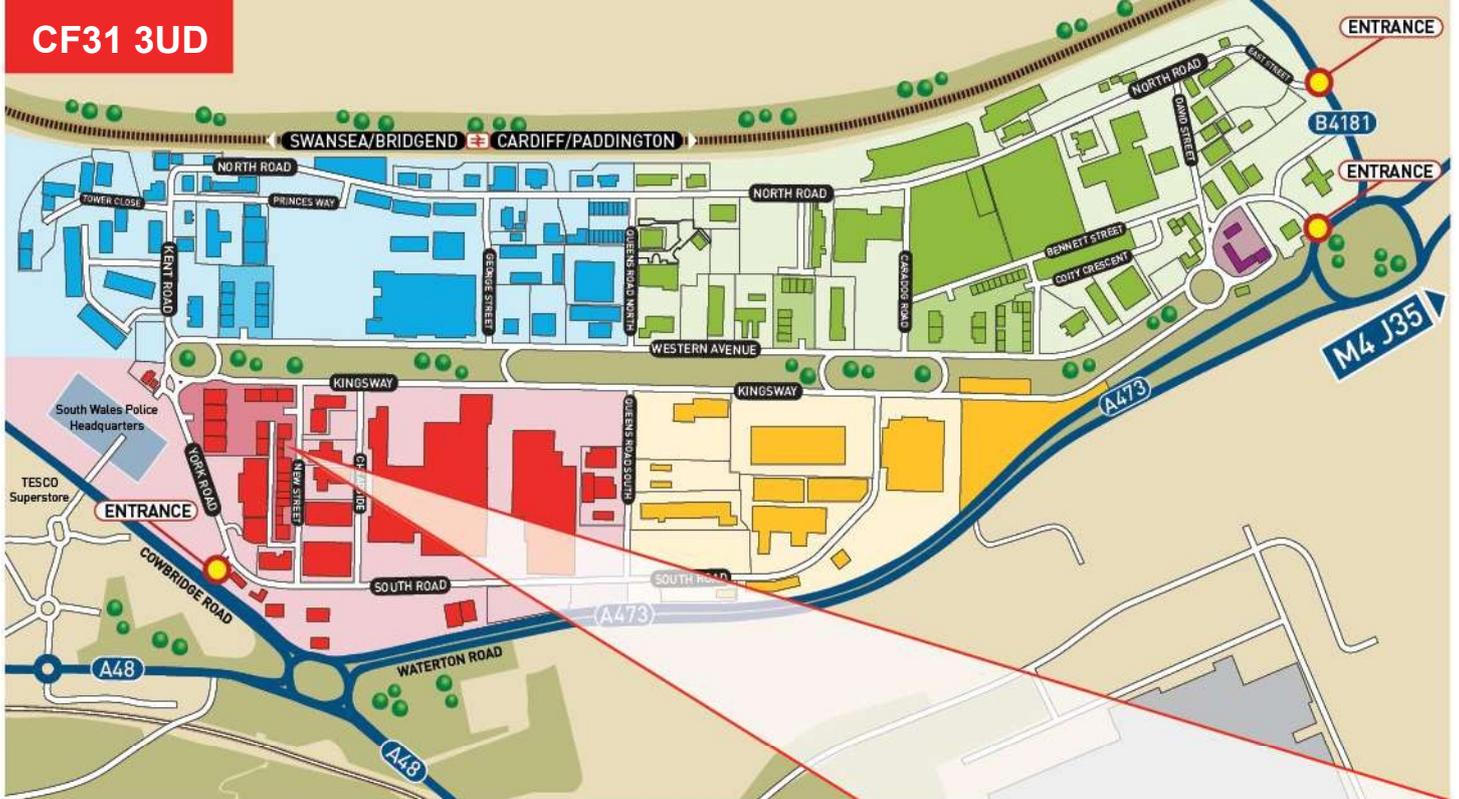


BRIDGEND
INDUSTRIAL ESTATE



- Modern Mid-Terrace Unit
- Prominent and Popular Location off Kingsway
- Available on a New Lease

bridgendindustrialestate.com



Unit 7 New St.

1,717 sq.ft. (160 sq.m.)

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. New Street is located to the western end of Bridgend Industrial Estate and enjoys direct access onto Kingsway, one of the main arterial routes on the estate.

Specification: A modern mid terraced unit comprising of:

- Steel frame construction;
- Brick / block metal elevations;
- Roof inc. translucent panels;
- Vehicular access door;
- Ancillary accommodation;
- Car parking/loading yard.

EPC: The unit has an EPC rating with "band D" (100).

Rates: Ratable value (2026) £11,000.

Services: Mains services are connected.

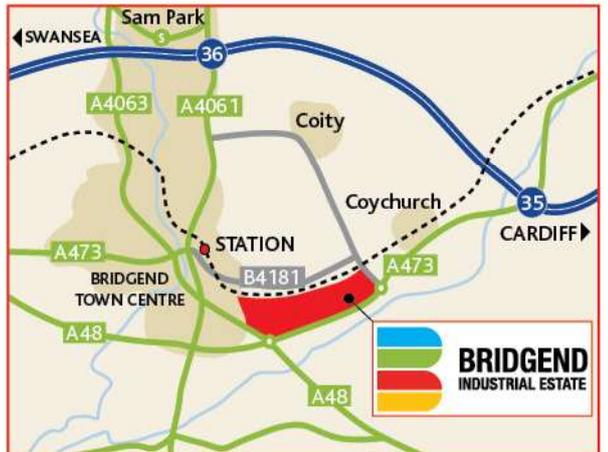
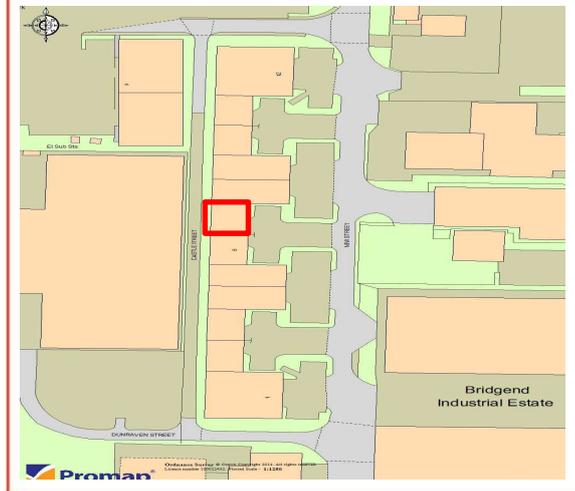
Terms: The unit is available on a full repairing and insuring lease for a term to be agreed.

Rent: £13,650 pa.

Service Charge: All tenants contribute to a service charge for the general management of the estate and maintenance of the common areas.

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

VAT: All figures quoted are exclusive of VAT.



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