

TO LET

Unit 6 – New Street

1,718 sq.ft. (160 sq.m.)

Industrial / warehouse / trade counter unit

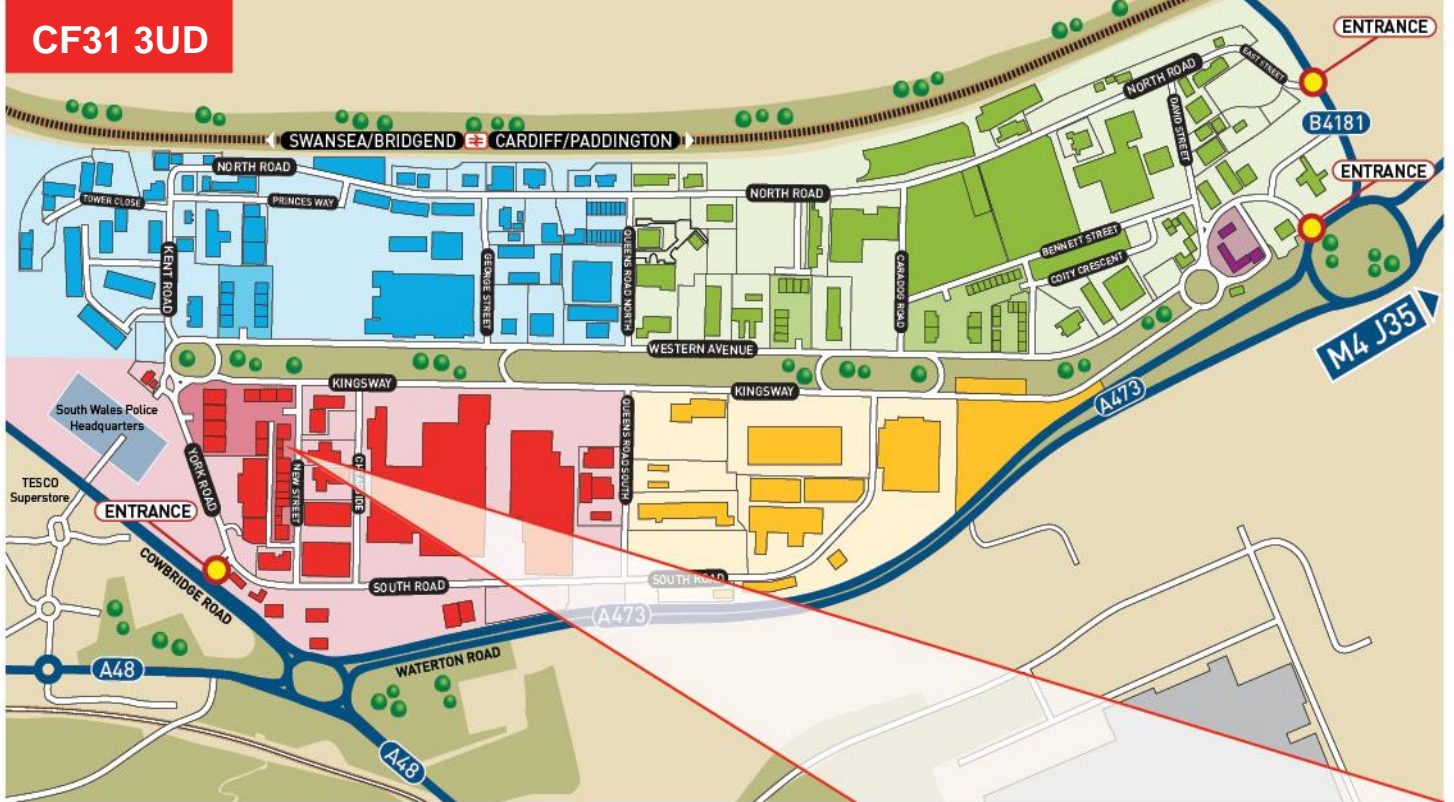


BRIDGEND
INDUSTRIAL ESTATE



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

bridgendindustrialestate.com



Unit 6 New St.

1,718 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 C" (71).

Rates: Ratable value (2023) £8,400.

Services: Mains services are connected.

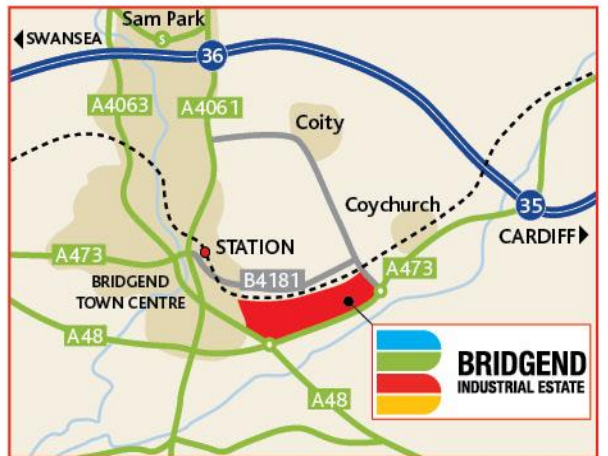
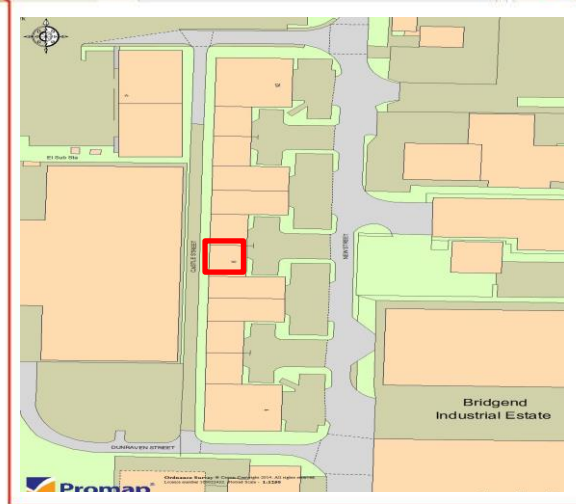
Terms: The unit is available on a full repairing and insuring lease for a term to be agreed.

Rent: Upon application.

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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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.
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