

TO LET

**Units 1-3 Aneurin Bevan Way,
Brynmenyn Industrial Estate,
Bridgend, CF32 9SZ**

Workshop/Storage Unit Within Compound

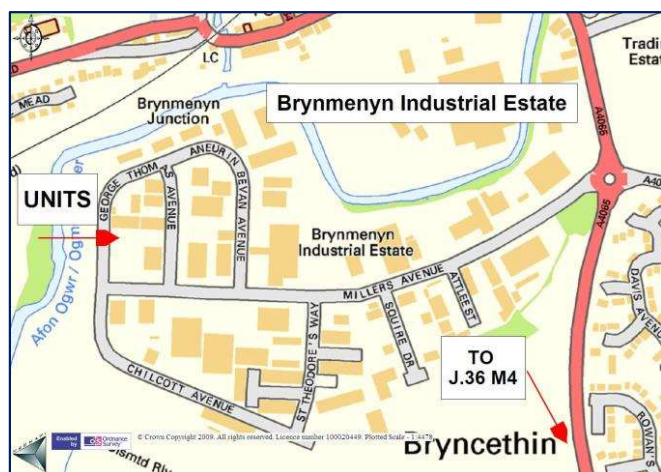


- Unit Of 542 Sq.M. (5,831 Sq.Ft.)
- Within Secure Fenced Compound
- Established Industrial Location close to J36 M4

Location (CF32 9SZ)

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 the Ford Motor Company.

The Brynmelyn Industrial Estate is approximately 2 miles north of J.36 of the M4. The subject unit is situated towards the rear of the estate, close to the local authority recycling facility.



Description

The property consists of a detached unit within a secure fenced compound shared with an adjacent occupier, and also benefits from the following:

- Modern steel portal framed unit;
- 2x manually-operated roller shutter doors;
- Ceiling-mounted gas-fired blowers;
- Office/ancillary accommodation;
- Situated within secure fenced compound.

Accommodation (Gross Internal Area)

	Sq.M.	Sq.Ft.
Workshop	372	4,003
Office/Ancil.	170	1,828
TOTAL	542	5,831

Mains Services

The property benefits from the provision of all mains services, including 3x phase electricity & mains gas.

Suitability Of User

The property will be suitable for a variety of industrial uses within Use Classes B1 (light industrial), B2 (general industrial) and B8 (storage & distribution).

Applicants are advised to discuss their requirements with the agents.

Energy Performance Certificate

It has previously been assessed at 62, which is within band C. However this has now expired and the building is to be re-assessed.

Business Rates

To be confirmed.



Terms

The unit is available by way of a new full repairing and insuring lease on terms to be agreed.

Quoting Rent

On application

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 letting agents:



Michael Bruce MRICS:
Mobile: 07920 144 603

michael@dipsurveyors.co.uk

SUBJECT TO CONTRACT

FEBRUARY 2022

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.