

TO LET

WYNDHAM CRESCENT, BRACKLA INDUSTRIAL ESTATE, BRIDGEND, CF31 2AN

Detached Workshop/Storage Unit Plus External Storage Area

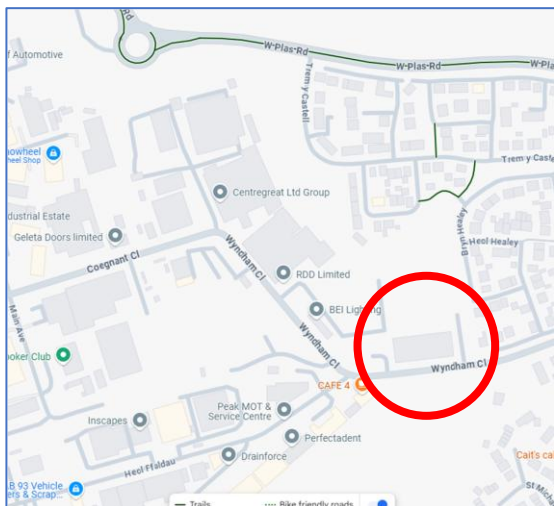


- Detached Workshop Of 16,257 sq.ft. (1,510 sq.m.)
 - Potential To Be Sub-divided
 - Within Secure Fenced Site
- Established Trading Location close to M4

Location (CF31 2AN)

The unit is prominently situated towards the northern edge of the Brackla Industrial Estate, Brackla, which lies within 2 miles of Junction 36 of the M4 motorway at Sarn Park and 4 miles from Junction 35 of the M4 motorway at Pencoed.

The Brackla Industrial Estate is a popular trading location and includes a variety of occupiers including 'One Stop' shop, 'Tile and Bath Co.' and BEI Lighting. The property fronts onto Wyndham Close as can be seen on the plan below.



Description

The property comprises a detached workshop which has been subdivided to create a series of 4 units. The property benefits from the following:

- steel portal framed construction;
- insulated walls/roof inc. translucent panels;
- minimum eaves height of 4.15m. rising to 8.00m;
- solid concrete floors;
- up to 5x. vehicular access roller shutter doors;
- large front loading forecourt;
- separate dedicated access off Wyndham Cresc.;
- within secure fenced site.

Mains Services

The property benefits from the provision of mains services including 3x phase electricity, mains gas, water and drainage..

Energy Performance Certificates (EPC)

The property has the following current EPC assessments:

- Paint Shop – 49 – Band B
- Warehouse – 44 – Band B
- Works – 48 – Band B

Business Rates (2023)

To be re-assessed.

User

We have been advised that the estate has an overall consent for Use Classes B1, B2, B8 as defined by the Town & Country (Use Classes Order 1987).

Accommodation (Gross Internal Area)

	Sq.Ft.	Sq.Ft.
TOTAL GIA		16,257
Inc.:		
Unit 1	3,263	
Unit 2	3,195	
Unit 3	3,215	
Unit 4-5	6,476	

Additional Yard/Compound

There is also the potential to lease an additional area of surfaced external yard/compound – further details are available on request.

Tenure

The units are available either individually or collectively on new full repairing and insuring leases for minimum terms of 3 years.

Quoting Rent

We are currently quoting a rent of **£93,475 pa.** for the property to be let as a single entity.

Further Information For Business

For further information please contact:
Welsh Assembly Government (Business Wales) on
03000 60 3000 www.businesswales.gov.wales

Bridgend County Borough Council on
01656 815 315 or business@bridgend.gov.uk.

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party are to be responsible for their own legal costs incurred in this matter.

Viewing

For further information or to arrange an inspection please contact the joint letting agents:



Michael Bruce MRICS:
Mobile: 07920 144 603
michael@dlpsurveyors.co.uk



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Mobile 07354 903539
williamgamlin@hrt.uk.com

SUBJECT TO CONTRACT

MARCH 2025

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