

## TO LET

### Wyndham Close, Brackla Industrial Estate, Bridgend, CF31 2XE

Fenced Storage Compounds/Yards



- **Sizes Available from 0.5 ac.(0.2 ha.) upwards**
  - **Within Secure Fenced Compound**
  - **Short Term Leasing Options Available**
- **Established Industrial Location close to J.36 M4**

## Location (CF31 2XE)

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 Litchard & Brackla Industrial Estates are well located and accessed via the Coity By- Pass with good links to J.36 of the M4 via the A4061 towards Sarn.

The site is located on Wyndham Close which is accessed via Coegnant Close, just off Main Avenue on the Brackla Industrial Estate, as shown on the plan below.



## Description

The property comprises a large fenced yard/external storage compound within the established commercial location of the Brackla Industrial Estate.

Situated off Main Avenue via Coegnant Close the site offers the opportunity to create fenced compounds of varying sizes, which can benefit from the following:

- Surfaced sites;
- Gated entrances;
- Securely fenced;
- Capable Of Subdivision;
- Suitable for a variety of external storage uses.

## Accommodation (Gross Site Area)

	Ac.	Ha.
<b>TOTAL SITE AREA</b>	<b>3.5</b>	<b>1.41</b>

## Sub-Division

The total site area is capable of sub-division to create smaller individual compounds from ½ acre upwards – further information is available on request.

## SUBJECT TO CONTRACT

## Mains Services

We understand that mains services, including 3 phase electricity and water, are available in the vicinity and can be sub-metered.

However occupiers are advised to make their own utility services investigations.

## Types Of User

The site is suitable for a variety of external storage purposes, and suggestions include:

- Building material storage;
- Vehicle/plant compound;
- Container storage;

## Terms

The compounds are immediately available on initial short term leases for up to 2 years.

The landlords can also supply fencing where required.

## Quoting Rents

Depending on the size of storage compound required rents will be available 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](mailto: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](mailto:michael@dipsurveyors.co.uk)

## JULY 2023

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