

Last  
Available Unit



# centralpark

Western Avenue, Bridgend Industrial Estate  
Bridgend, Mid Glamorgan CF31 3TY

## Trade Counter End Unit To Let



- Strategic Location close to M4 (J35)
- High Quality Accommodation
- 6m Eaves Height
- Unit 2300 - 327 sqm (3,519 sqft)





# centralpark

## The Estate

Central Park is situated within the heart of Bridgend Industrial Estate, halfway between Cardiff and Swansea and near to the M4 at Junction 35. Close to Bridgend town centre and yet within easy reach of the motorway, Central Park is easily accessible for employees and customers.

The Estate is a popular location for commercial/trade counter users such as Biotec, Screw Fix, Plumbase, Toolstation, Edmundson Electrical & Greggs

## Accommodation

Accommodation available is as follows (all areas are on an approximate gross internal basis):

Unit no.	sqft	sqm
2300	327	3,519

## Terms

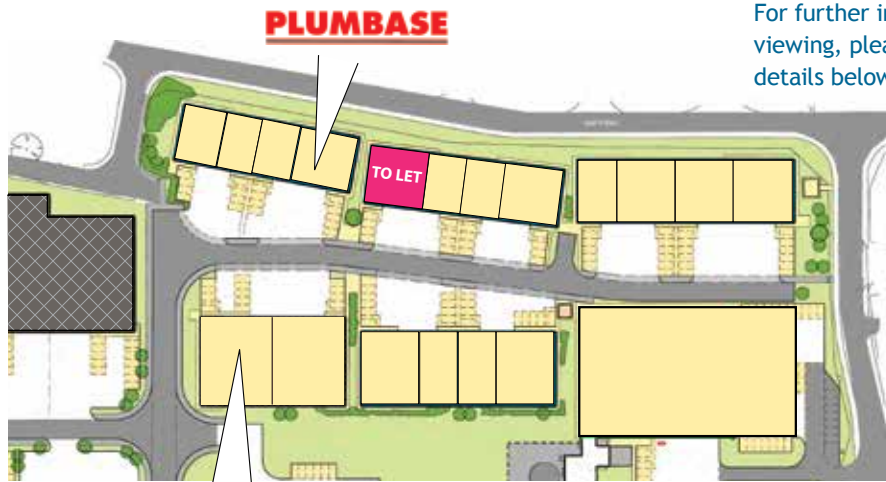
The property is available to let on a full repairing and insuring lease.

## Specification

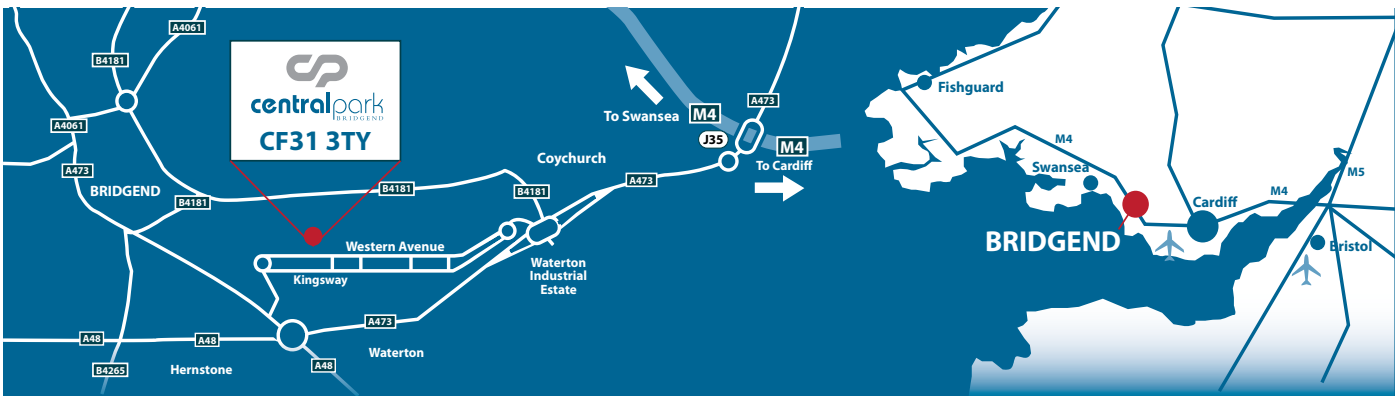
- High quality trade counter units
- 6m eaves height
- Steel portal frame
- 37.5 kN/m<sup>2</sup> floor loading
- Mains services connected
- EPC - D

## Contact

For further information or to arrange a viewing, please contact the joint agents, details below.



For illustration purposes only



Viewing by appointment with joint agents:

**Knight Frank**  
Cardiff  
029 2049 2492  
KnightFrank.co.uk

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**Lambert Smith Hampton**  
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