

TO LET

CF31 3XR



Aviation House

Waterton Industrial Estate • Bridgend

Semi-detached industrial / warehouse facility situated on a self-contained site

4,661 sq m (50,172 sq ft)

Location

The property is situated on Waterton Industrial Estate. Waterton Industrial Estate which is a well established and popular industrial estate, located approximately 2 miles east of Bridgend town centre.

Bridgend benefits from excellent communications from the M4 with access via Junctions 35 and 36. The estate is situated 2 miles west of Junction 35 of the M4, and accessed via the A473 dual carriageway.

Description

Aviation House is owned and occupied by Willis Asset Management as their UK Head Quarter building. They have surplus space within the property and are able to offer a self contained, semi detached building that benefits from the following:

- Steel portal frame construction
- Trussed warehouse roof incorporating translucent light panels
- Additional warehouse lighting
- Min eaves height of 8.5m
- 8 tailgate loading doors in a cross docking configuration
- Single storey office accommodation
- Self contained yard to the rear

Additional offices can be made available at first floor level – subject to reconfiguration of fire escapes. The property could also benefit from level access doors to the rear elevation if required.

Accommodation

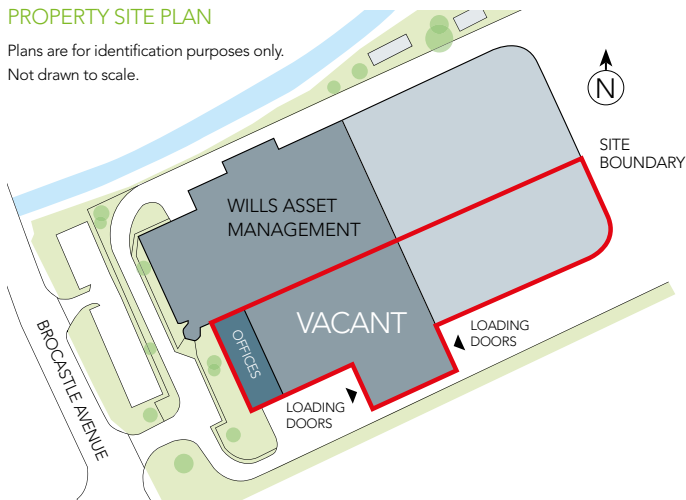
The property has the following approximate Gross Internal Area (GIA):

	Sq M	Sq Ft
Warehouse:	4,196.18	45,169
Office / Ancillary:	289.55	3,117
Total:	4,660.94	50,172

Additional first floor offices measuring approximately 279 sq m (3,000 sq ft) can be made available if required.

PROPERTY SITE PLAN

Plans are for identification purposes only.
Not drawn to scale.



Tenure

The property is available by way of a new lease on terms to be agreed.

Rent

On application.

Business Rates

To be separately assessed.

Service Charge

Ingoing tenant will pay a proportion of the costs in maintaining common parts of the estate.

VAT

All figures are exclusive of VAT.

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EPC

The property has an energy performance asset rating of 84 (D rating).



Further Information

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