

TO LET

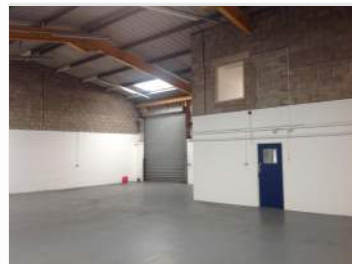
Unit 6 – Raven Close

4,440 sq. ft. (412 sq.m.)

Industrial / warehouse / trade-counter unit



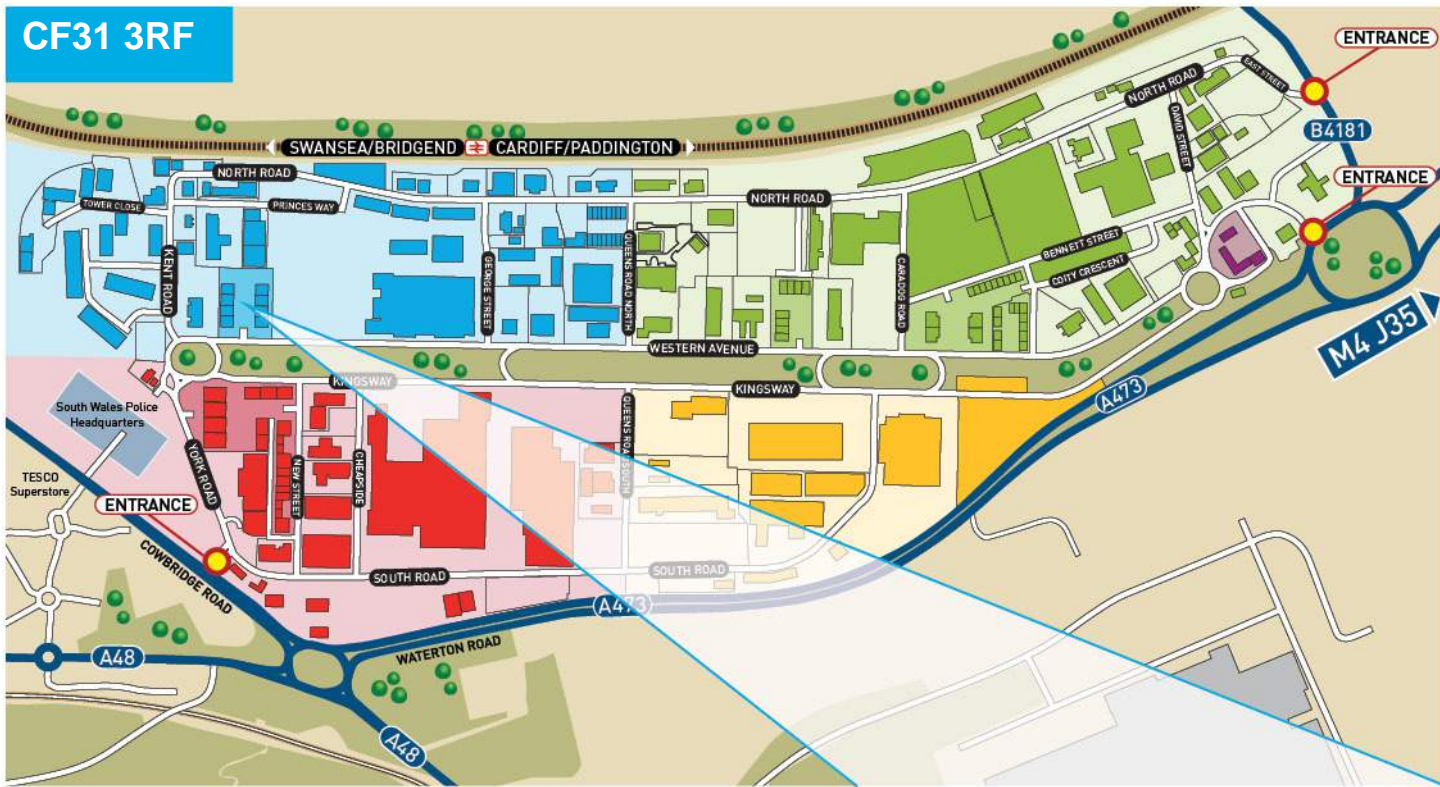
BRIDGEND
INDUSTRIAL ESTATE



- Modern Trade Counter Unit
- Adjacent to Greggs, Toolstation & Johnstone's Paints opposite
- Recently refurbished

bridgendindustrialestate.com

CF31 3RF



Unit 6 Raven Close

4,440 sq.ft. (412 sq.m.)

Location

The Bridgend Industrial Estate comprises a large mixed use development comprising a number of large stand-alone industrial facilities, smaller estates, offices, development plots and a small 'retail quarter' extending to an estimated 3 million sq feet of commercial space on approximately 300 acres. Raven Close is situated towards the western end of the estate and is prominently situated adjacent to Western Avenue, one of the main arterial routes on the Estate. Neighbouring and nearby occupiers include Greggs (the bakers), Toolstation, Johnstone's Paints & Screwfix.

Specification: A prominent mid-terrace unit comprising:

- Portal frame construction;
- Brick/block/sheet elevations;
- Insulated pitched roof;
- Vehicular access door;
- Adjacent to Greggs (bakers).

EPC: The unit has an EPC rating within "band C" (71)

Rates: Rateable value (2010) £20,000.

Services: All mains services are connected to the property.

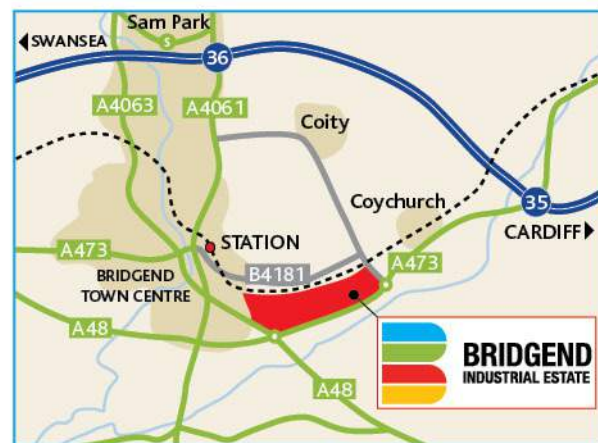
Terms: Available on a new full repairing and insuring lease for a term to be agreed.

Rent: Upon application.

Service Charge: An estate service charge is payable by the tenant to contribute towards the maintenance of the common parts of the estate.

Legal Costs: Each party to be responsible for their own legal costs.

VAT: All figures quoted are exclusive of VAT.



Jenkins Best
jenkinsbest.com
029 20 34 00 33

ANTHONY JENKINS
07768 233 919
anthony@jenkinsbest.com

HENRY BEST
07738 960012
henry@jenkinsbest.com

dlp
CHARTERED SURVEYORS
01656 658445
www.dlpsurveyors.co.uk

MICHAEL BRUCE
07920 144 603
michael@dlpsurveyors.co.uk

bridgendindustrialestate.com

Misrepresentation Act 1967:
Messrs Jenkins Best and DLP Surveyors for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that
1 These particulars do not constitute, nor constitute any part of, an offer or contract.
2 None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.
3 Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4 The vendor(s) or Lessor(s) do not make or give and neither Messrs Jenkins Best, DLP Surveyors nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property.
Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.
Property Misdescription Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

Designed & Produced by kubiakreative.com 09-14

SUBJECT TO CONTRACT AND AVAILABILITY – JAN 2016