



## TO LET

**KINGSWAY BUILDINGS  
BRIDGEND INDUSTRIAL ESTATE  
BRIDGEND  
CF31 3YH**

- Range of refurbished industrial units available
- Units from circa 1,500ft (139.3m) up to 120,000ft (11,148.3m)
- Situated 2.5 miles from Junction 35 of the M4
- Flexible lease terms
- Available immediately

**RENT FROM £150 PER WEEK EXCLUSIVE**

## LOCATION

The premises are situated on the South side of the well established Bridgend Industrial Estate and front directly on to Kingsway, the main estate road. The A473 dual carriageway connects Bridgend Industrial Estate directly with Junction 35 of the M4, approximately 2.5 miles to the East and with Bridgend Town Centre, approximately 1.5 miles to the North West.

The location is very well situated to access all parts of South Wales, with Cardiff approximately 38 miles to the East and Swansea approximately 30 miles to the West. Bridgend is a well established location for both manufacturing and distribution and major occupiers include Ford, Bayer Pharmaceuticals and the main Lidl distribution centre for South Wales.

## DESCRIPTION

The site comprises a wide range of buildings that have been refurbished and sub divided in order to form a variety of self contained units.

They are suitable for many purposes including a head quarter facility, manufacturing, distribution, warehousing and offices. Many of the units front either Kingsway or South Road and are highly visible from the road. There is ample car parking and wide circulation areas for lorry movements, together with a dedicated 2 acre lorry park. The specification of the buildings varies, though they are all of steel frame construction, clad with a combination of steel profiled cladding and brickwork.

The units benefit from shutter loading doors and a number of the larger units have loading docks. The eave heights vary and typically range from 4.5 meters for the smaller units up to 12.5 meters for the highest unit. Occupier requirements can be met and units combined / sub divided to suit exact needs.

## ACCOMMODATION

Units range from 1,500 sq ft up to 120,000 sq ft.

The site offers prominent units with potential for various uses subject to the necessary consents being obtained. Units can be sub-divided and fitted out to suit occupier requirements.

A yard area could be made available if required.

Availability and plans can be emailed upon request.

## SERVICES

We have not tested any of the service installations and prospective occupiers must satisfy themselves independently as to the state and condition of such items prior to the transaction completing.

## TERMS

The units are available by way of new full repairing and insuring leases for terms of years to be agreed. Competitive and flexible lease terms available.

## RENT

Rent from £150 per week exclusive

## BUSINESS RATES

Interested parties are advised to make their own enquiries via Bridgend County Council on 01656 643643.

## VAT

We understand that VAT is applicable to all costs.

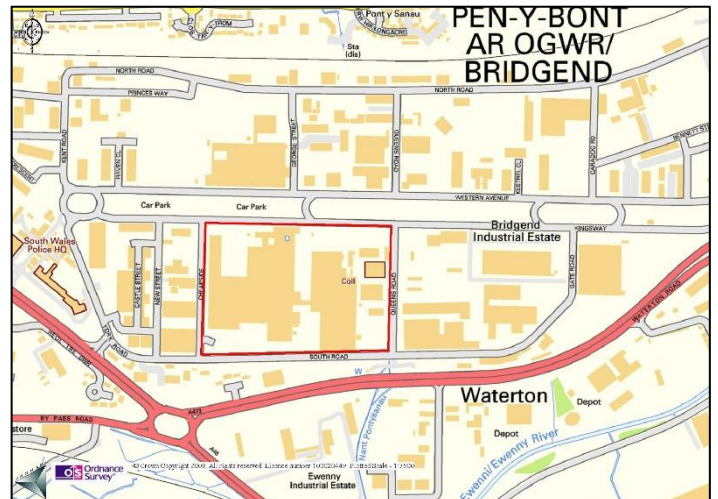
## ARRANGE A VIEWING

Strictly by appointment with the sole agents:

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## SUBJECT TO CONTRACT AND AVAILABILITY I.1634/DEC17



### IMPORTANT NOTICE

All measurements are approximate and for illustrative purposes only, photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property. We have been unable to confirm whether certain items in the property are in full working order. The property is offered for sale on the basis. Prospective purchasers are advised to inspect the property and commission an expert report where appropriate.

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