

TO LET

1.82 Acre Yard/Compound  
East Street, Bridgend Industrial Estate  
Bridgend  
CF31 3SD



- Prominently located 1.82 acre yard/compound situated on the Bridgend Industrial Estate, Bridgend County's premier industrial estate.
- Suitable for a variety of external storage or sales uses subject to the obtaining of any necessary planning consent.
- Immediately available To Let under terms of a new lease for a term of years to be agreed on a normal repairing and insuring basis at a rental of £39,950 per annum exclusive.

# 1.82 Acre Yard/Compound East Street, Bridgend Industrial Estate Bridgend CF31 3SD

## LOCATION

The property is situated in a prominent and convenient location fronting East Street on the eastern boundary of the Bridgend Industrial Estate, Bridgend.

Bridgend Industrial Estate is strategically located lying just 1 mile or so south east of Bridgend town centre and 3 miles or so from both Junctions 35 and 36 of the M4 Motorway with the estate being home to local, regional and multi-national businesses.

The estate is conveniently located to serve the M4 corridor with Cardiff lying approximately 21 miles to the east and Swansea approximately 19 miles to the west.

## DESCRIPTION

The property briefly comprises of a secure 1.82 acre yard that is security fenced and has the benefit of 2 No. double gate access points.

The site is largely level and surfaced in part to concrete and in part to hardcore.

The site is suitable for a variety of storage, transport or sales/display uses subject to the obtaining of any necessary planning consent. The whole of the Bridgend Industrial Estate is allocated for B1, B2 and B8 use.

## TENURE

The property is immediately available To Let under terms of a new lease for a term of years to be agreed on a normal repairing and insuring basis.

## RENTAL

£39,950 per annum exclusive

## BUSINESS RATES

To be advised.

## EPC

No EPC required.

## VAT

All figures quoted are exclusive of VAT if applicable.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VIEWING

Strictly by appointment only through sole letting agents:

**Messrs Watts & Morgan LLP**

**Tel: (01656) 644288**

**Email: [commercial@wattsandmorgan.wales](mailto:commercial@wattsandmorgan.wales)**

**Please ask for Dyfed Miles or Kate Harris**



[www.wattsandmorgan.wales](http://www.wattsandmorgan.wales)

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