



Plot G1, North Road, Bridgend Industrial Estate, Bridgend, CF31 3TP

Development To Let

Summary

Tenure	To Let
Available Size	0.70 Acres / 0.28 Hectares
Rent	£22,750 per annum Rent payable quarterly in advance
Service Charge	£525 per annum Budget Year End March 25
Business Rates	To be assessed
EPC Rating	EPC exempt - No building present

Key Points

- 0.7 acres (0.28 hectares)
- Excellent road access - close proximity to M4 Motorway
- Design & Build / Development opportunities may be considered
- Strategic South Wales Location - Bridgend Industrial Estate
- Suitable for Development / Storage

Plot G1, North Road, Bridgend Industrial Estate, Bridgend, CF31 3TP

Summary

Available Size	0.70 Acres
Rent	£22,750 per annum Rent payable quarterly in advance
Business Rates	To be assessed
Service Charge	£525 per annum Budget Year End March 25
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	On application
EPC Rating	EPC exempt - No building present

Description

Plot G1 is situated on the north eastern side of the estate with adopted frontage to North Road. Available either on a ground lease or a long ground lease to enable development including design and build opportunities.

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'. In total the estate extends to an estimated 3 million sq feet of commercial space on approximately 300 acres. Bridgend Industrial Estate is located mid way between Swansea and Cardiff with excellent road links to the M4 motorway via junctions 35 and 36. The site is situated to the north east of the estate with frontage onto North Road.

Specification

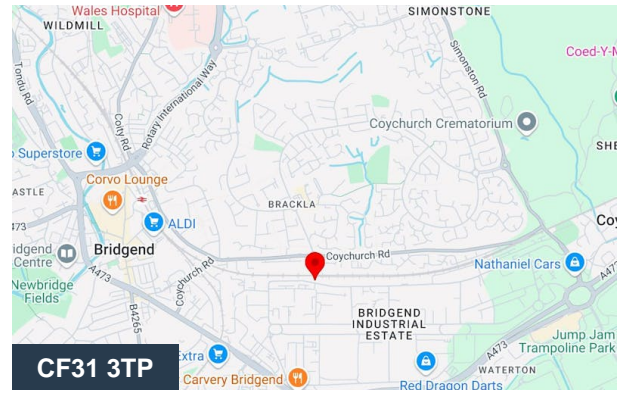
The site is generally level and grassed.

Interested parties to make their own enquiries / investigations with regards to services / utilities / drainage. (No connections at present).

Planning – interested parties to make their own enquiries to Bridgend County Council.

Terms

The site is available on a new ground lease for open storage purposes for a term to be agreed. For development purposes our clients may also consider granting a long ground lease at a premium.



Viewing & Further Information



Henry Best

07738 960012

henry@jenkinsbest.com



Tom Rees

07557 161491

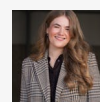
tom@jenkinsbest.com



Craig Jones

07867 393494

craig@jenkinsbest.com



Amelia Nicholas

07703 975 677

amelia@jenkinsbest.com

Mr Michael Bruce (DLP Surveyors)

01656658445 | 07920144603