

TO LET

Unit 2 – New Street

1,746 sq.ft. (162 sq.m.)

Industrial / warehouse / trade counter unit

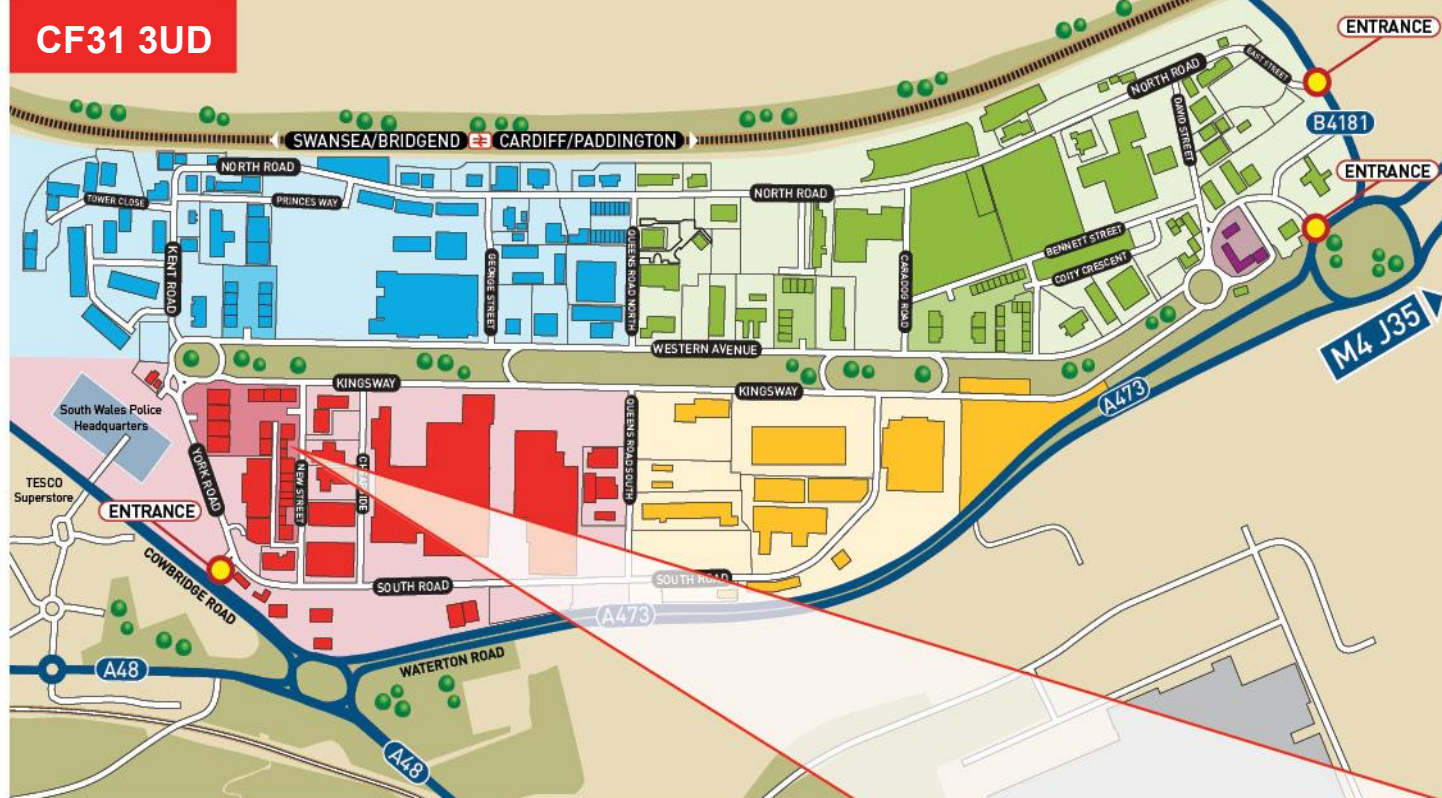


BRIDGEND
INDUSTRIAL ESTATE



- Modern Mid-Terrace Unit
- Prominent and Popular Location off Kingsway
- Available on a New Lease

bridgendindustrialestate.com



Unit 2 New St.

1,746 sq.ft. (162 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'. In total the estate extends to an estimated 3 million sq feet of commercial space on approximately 300 acres. New Street is located to the western end of Bridgend Industrial Estate and enjoys direct access onto Kingsway, one of the main arterial routes on the estate.

Specification: A modern mid terraced unit comprising of:

- Steel frame construction;
- Brick / block metal elevations;
- Roof inc. translucent panels;
- Vehicular access door;
- Ancillary accommodation;
- Car parking/loading yard.

EPC: The unit has an EPC rating within "Band C" - 69

Business Rates: Ratable value (2026) £10,750.

Services: Mains services are connected.

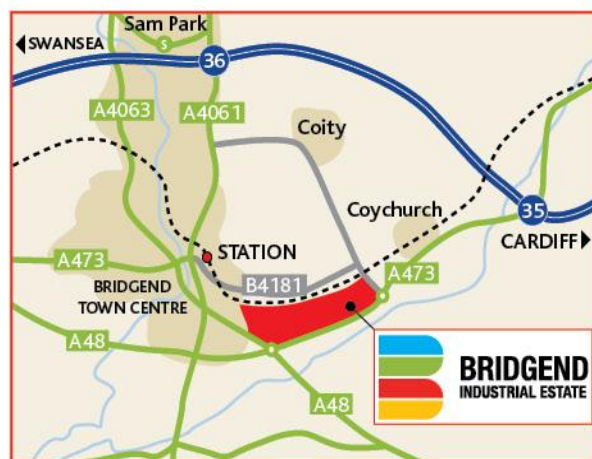
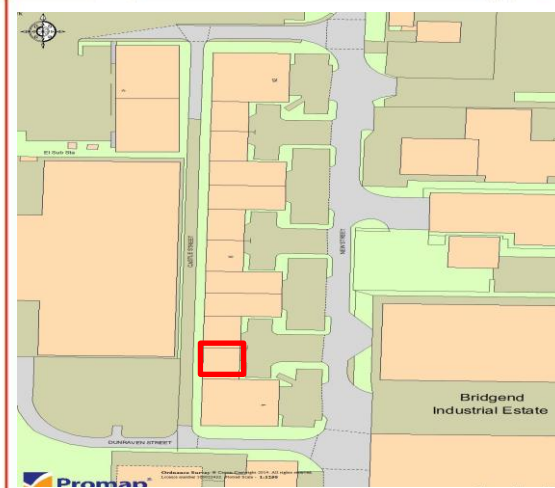
Terms: The unit is available on a full repairing and insuring lease for a term to be agreed.

Rent: £15,275 pa.

Service Charge: All tenants contribute to a service charge for the general management of the estate and maintenance of the common areas.

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

VAT: All figures quoted are exclusive of VAT.



029 20 34 00 33



HENRY BEST
07738 960 012
henry@jenkinsbest.com

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