



Unit 7, New Street, Bridgend Industrial Estate, Bridgend, CF31 3UD

Well located light industrial / trade unit - New Lease available

Summary

Tenure	To Let
Available Size	1,737 sq ft / 161.37 sq m
Rent	£15,200 per annum plus VAT
Service Charge	£1,595.67 per annum plus VAT - Budget year end March 2027
Rates Payable	£5,522 per annum Based on 2026 Valuation - currently qualifies for 16.6% small business rates relief

Key Points

- Located on Bridgend Industrial Estate - Strategic South Wales location
- Terraced - light industrial / trade unit
- Unit currently qualifies for an element of small business rates relief (16.6%)
- Nearby occupiers include Screwfix, Greggs, Toolstation, Johnstone Paints and Benchmarkx
- Excellent road access - close proximity to M4 (J.35 and 36)

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Summary

Available Size	1,737 sq ft
Rent	£15,200 per annum plus VAT
Rates Payable	£5,522 per annum Based on 2026 Valuation - currently qualifies for 16.6% small business rates relief
Rateable Value	£11,000
Service Charge	£1,595.67 per annum plus VAT - Budget year end March 2027
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Building insurance premium to be confirmed
EPC Rating	C (71)

Description

A mid-terraced unit comprising of steel frame construction with part brick/ block and steel clad elevations and roof incorporating translucent panels. The unit benefits from a large external parking / loading area.

Location

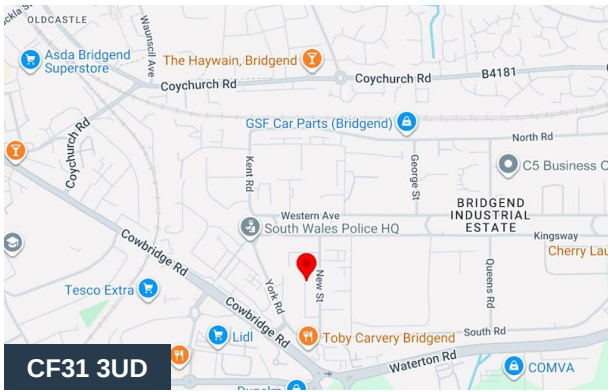
The Bridgend Industrial Estate comprises a large mixed use development comprising a number of large stand-alone industrial facilities, smaller estates, offices, development plots and a small 'retail quarter'. In total the estate extends to an estimated 3 million sq feet of commercial space on approximately 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

Min. eaves height 3.5 metres. Max. eaves height 6.1 metres
3 Phase electric.
2 No. WC's
Up and over door. 3 metres high by 2.5 metres wide.
Forecourt loading and parking

Terms

Unit 7 is available by way of a new full repairing and insuring lease for a term of years to be agreed.



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