



Plot G12, Kingsway, Bridgend Industrial Estate, Bridgend, CF31 3RY

Land / New Build To Let

Summary

Tenure	To Let
Available Size	4.30 Acres / 1.74 Hectares
Rent	£139,750 per annum
Service Charge	£3,225 per sq ft Budget Year End March 2025
Business Rates	To be reassessed
EPC Rating	EPC exempt - No building present

Key Points

- 4.3 acres (1.74 hectares)
- To Let - Rent on Application
- Development Site

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Summary

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Rent	£139,750 per annum
Business Rates	To be reassessed
Service Charge	£3,225 per sq ft Budget Year End March 2025
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - No building present

Description

Prominent site situated towards the eastern entrance to Bridgend Industrial Estate. Available either on a ground lease or a long ground lease to enable development including design and build opportunities.

Location

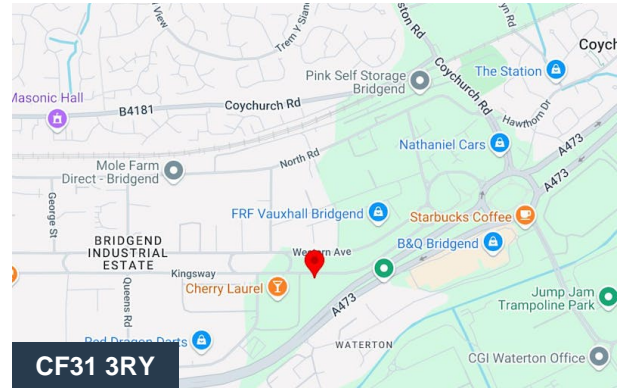
The Bridgend Industrial Estate comprises a large mixed use development comprising a number of large stand-alone industrial facilities, smaller estates, offices, development plots and a small 'retail quarter'. In total the estate extends to an estimated 3 million sq feet of commercial space on approximately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

Specification

The site has a generally level surface comprising some compacted hardcore and other materials, with a landscaping scheme to the rear separating it from the A473 Waterton Road.

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.



Viewing & Further Information



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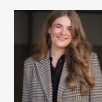
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