

FOR SALE

Unit 3 Coity Crescent

1,468 sq.ft. (136 sq.m.)

Industrial/warehouse/trade counter unit



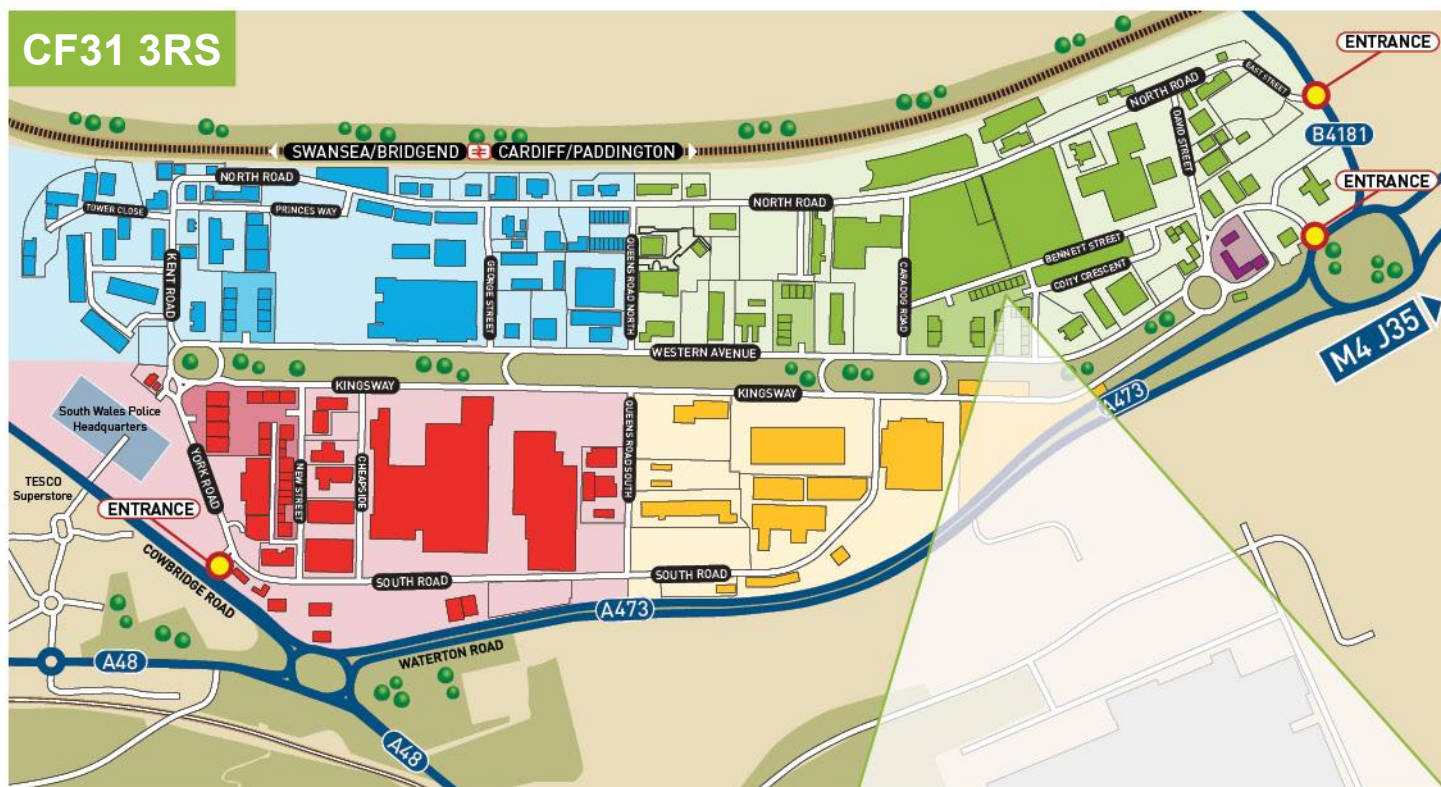
BRIDGEND
INDUSTRIAL ESTATE



- Workshop unit within popular terrace
- Good access to Western Avenue
- Immediately Available

bridgendindustrialestate.com

CF31 3RS



Unit 3 Coity Crescent

1,468 sq.ft. (136 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. Coity Crescent is situated towards the eastern end of the estate and just off Western Avenue, one of the main arterial routes on the estate.

Specification: A mid-terraced unit benefitting from the following:

- Steel portal frame;
- Brick/blockwork & sheet elevations;
- Insulated pitched roof;
- Min. eaves ht. c. 11 ft;
- Front loading door;

Business Rates (2026):

Rateable Value - £9,400
Payable (2026/27) - £4,719 pa.

Services: All mains services are available in the vicinity.

VAT: Applicable

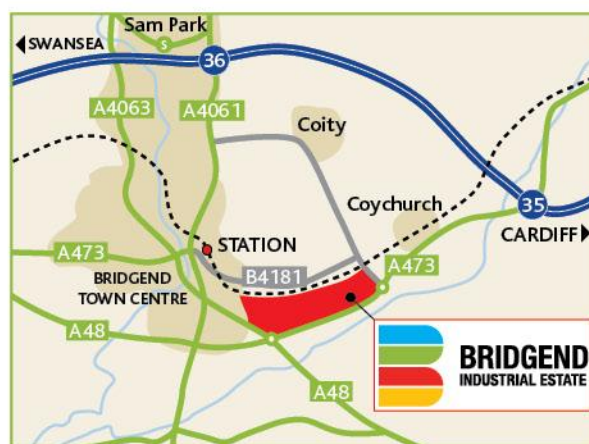
EPC: 83 – Band D

Service Charge: All occupiers will contribute towards the estate service charge.

Terms: Unit 3 is available by way of a new 125 year long leasehold interest with a peppercorn rent.

Asking Price: Offers are invited in excess of £220,000;

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



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SUBJECT TO CONTRACT AND AVAILABILITY – AUGUST 2026