

TO LET

Unit 1 – York Park

10,843 sq.ft. (1,007 sq.m.)

Trade counter/warehouse unit



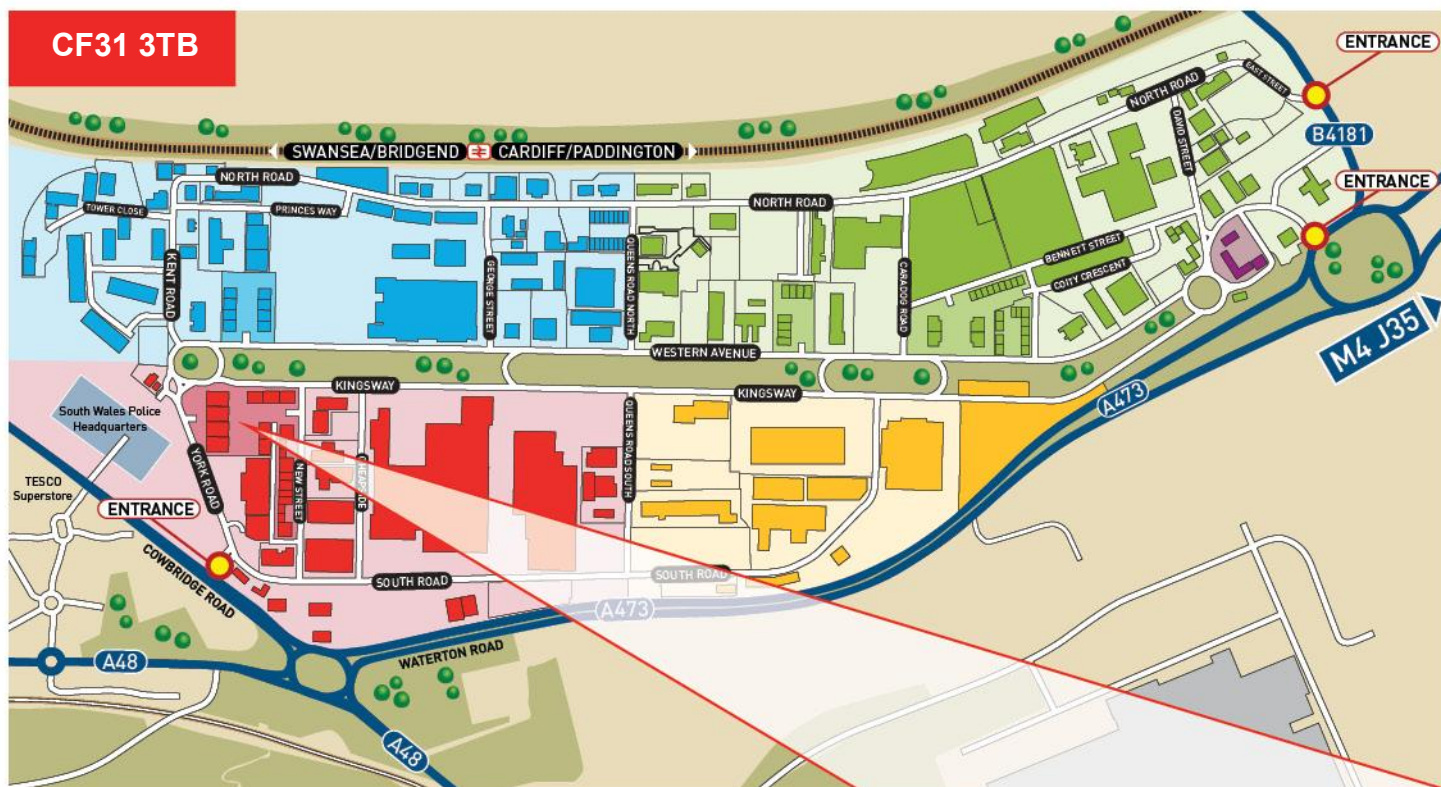
BRIDGEND
INDUSTRIAL ESTATE



- Prominent End-Terrace Unit In Popular Location
- Frontage Onto Kingsway & York Rd.
- Adjacent To Screwfix
- Available Q1 2027

bridgendindustrialestate.com

CF31 3TB



Unit 1 York Park

10,843 sq.ft. (1,007 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' extending to an estimated 3 million sq feet of commercial space on approximately 300 acres. York Park is a modern development situated towards western end of the estate and is prominently situated with frontage onto both Kingsway and York Road, with other occupiers including Screwfix and Benchmark.

Specification: A prominently located end-terrace unit comprising:

- Portal frame construction;
- Min. eaves 7.2m.
- Insulated pitched roof;
- Vehicular access via rear 'up and over' door;
- Rear loading/service yard;
- Ground & 1st floor office/ancillary
- Generous forecourt car parking.

EPC: 50 – Grade B

Business Rates: Ratable value (2026) £58,000.

Services: All mains services are available in the vicinity

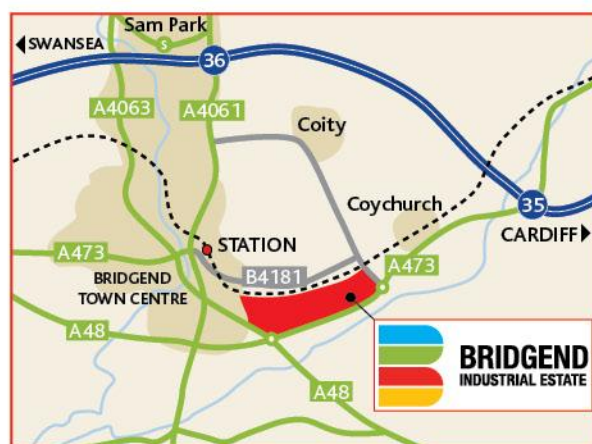
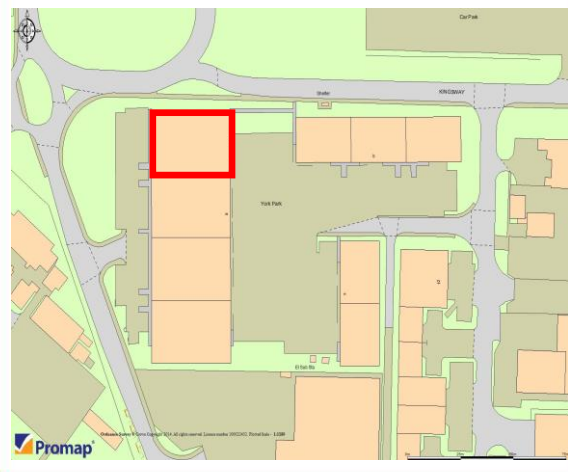
Terms: Available on a new full repairing and insuring lease for a term to be agreed.

Rent: £103,000 pa.

Service Charge: An estate service charge is payable by the tenant to contribute towards the maintenance of the common parts of the estate.

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

VAT: All figures quoted are exclusive of VAT.



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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



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SUBJECT TO CONTRACT AND AVAILABILITY – AUGUST 2026